

NOTICE OF MEETING
PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

Public Notice

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a **Planning Commission** meeting in the **Washington County Commission Chambers, 197 East Tabernacle**, St George, Utah, on Tuesday, **June 23, 2015**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order
Flag Salute

1. **FINAL PLATS (FP)**

- A. Consider approval of a thirty-three (33) lot residential Final Plat for “**Riverstone Phase 5.**” The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located at at Las Colinas Drive at approximately 1000 West and 4000 South. The representative is Mr. Brad Petersen, Development Solutions. Case No. 2015-FP-027 (Staff – Todd Jacobsen)
- B. Consider approval of a eleven (11) unit Final Plat for “**The Ledges of St George White Rocks Phase 1.**” The property is zoned PD-R (Planned Development Residential) and is located at Canyon Tree Drive at approximately 1500 West and 4900 North. The representative is Mr. Brad Petersen, Development Solutions. Case No. 2014-FP-029 (Staff – Todd Jacobsen)
- C. Consider approval of a three (3) unit Final Plat for “**The Ledges of St George White Rocks Phase 2.**” The property is zoned PD-R (Planned Development Residential) and is located at Canyon Tree Drive at approximately 1500 West and 4900 North. The representative is Mr. Brad Petersen, Development Solutions. Case No. 2014-FP-028 (Staff – Todd Jacobsen)

2. **LOT LINE ADJUSTMENT (LLA)**

Consider approval of a lot line adjustment for a future “**Maverik**” convenience store and fuel station. The property is zoned C-2 (Highway Commercial) and is located at the northwest corner of the intersection of 1000 East Street and St George Boulevard (*Newby's Gas Station*). The representative is Mr. Nate Anderson, Reeve & Associates. Case No. 2015-LRE-021. (Staff – Todd Jacobsen)

3. **ZONE CHANGES (ZC)**

- A. Consider a zone change request to rezone 10.83 acres from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-C (Planned Development Commercial) to accommodate future development of a proposed commercial center with a car wash, bank, restaurants, business college, and retail stores located along the west side of River Road at approximately 1450 South Street. The project is called "**Boulder Creek Crossing Commercial.**" The owner is River Road Investments LLC and the representative is Mr. Eric McFadden, Premier Design and Engineering. Case No. 2015-ZC-017. (Staff – Ray Snyder)
- B. Consider a zone change request to rezone 6.04 acres from PD-C/R (Planned Development Commercial/Residential - Mixed Use) to PD-R (Planned Development Residential) to accommodate a townhouse development project consisting of (14) dwelling structures with 54 units. The project is "**Sunbrook Hollow Townhouses.**" The property is generally located at 415 south Dixie Drive, behind the existing building on the property. The applicant is SITLA (State and Institutional Trust Lands Administration) and the representative is Mr. Dennis Garr and Gordon Lyle. Case No. 2015-ZC-018.(Staff – John Willis)

4. **ZONE CHANGE AMENDMENT (ZCA)**

Consider 'Zone Change Amendment 3' to amend the '**Atkinville Master Plan**' in the PD-C (Planned Development Commercial) zoning district. The project is located east of the I-15 Freeway and north of the Southern Parkway; it is property located within Interchange 2. The amendment to the plan will 1) delete internal driveway extending through Planning Area 1.5 and 2.3, and 2) amend the vehicular access management plan (Section 3.2 of the plan) to allow a second point of access, and the amendment will also revise certain areas of text. The applicant is SITLA (State Institutional Trust lands Administration) and the representative is Mr. Gary Wood, AECOM. Case No. 2015-ZCA-015. (Staff – Ray Snyder)

5. **FINAL PLAT AMENDMENT (FPA)**

Consider approval of a thirty-seven (37) lot residential Final Plat Amendment for "**Escalera Phase 2 Amended.**" The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located at 1912 East 1060 North Street. The representative is Mr. Brandon Thayne, Luxury Living Construction. Case No. 2015-FPA-034 (Staff – Todd Jacobsen)

6. **DISCUSSIONS**

Discuss recent City Council Actions and other current items (as required).

Reasonable Accommodation: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.

ITEM 1A

Final Plat

PLANNING COMMISSION AGENDA REPORT: 06/23/2015

FINAL PLAT

Riverstone Subdivision Phase 5

Case No. 2015-FP-027

- Request:** Approval of an 33 Lot Residential Subdivision Final Plat
- Representative:** Brad Petersen, Development Solutions
120 East St. George Blvd, Suite #300
St. George, UT 84770
- Property:** Located at Las Colinas Drive at approximately 1000 West and
4000 South
- Zone:** R-1-10
- Staff Comments:** All aspects of this Final Plat were carefully looked at and reviewed
by the Public Works Department staff, (which includes New
Development Division staff and Planning & Zoning staff) and
Legal Department staff and it meets all of the Preliminary Plat
conditions and approvals.
- This Final Plat is ready for Planning Commission's consideration
for approval.
- Recommendation:** Recommend APPROVAL/DENIAL to City Council of this Final
Plat Subdivision (Riverstone Subdivision Phase 5) and authorize
the Chairman to sign.

ITEM 1B

Final Plat

PLANNING COMMISSION AGENDA REPORT: 06/23/2015

FINAL PLAT

The Ledges of St. George White Rocks Phase 1

Case No. 2015-FP-029

- Request:** Approval of a 11 Unit Residential Subdivision Final Plat
- Representative:** Brad Petersen, Development Solutions
120 East St. George Blvd, Suite #300
St. George, UT 84770
- Property:** Located at Canyon Tree Drive at approximately 1500 West and 4900 North
- Zone:** PD-R
- Staff Comments:** All aspects of this Final Plat were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the Preliminary Plat conditions and approvals.
- This Final Plat is ready for Planning Commission's consideration for approval.
- Recommendation:** Recommend APPROVAL/DENIAL to City Council of this Final Plat Subdivision (The Ledges of St. George White Rocks Phase 1) and authorize the Chairman to sign.

NOTIFICATION AND CONSENT TO IMACT FEE OBLIGATION:

THE OWNERS AND MORTGAGEES, BY SIGNING THIS PLAT DO HEREBY CONFIRM THAT, NOTWITHSTANDING ANY SUBSEQUENT INSTRUMENT RECORDED WITH RESPECT TO SAID TRACT, THE MORTGAGEE'S OBLIGATION TO PAY THE IMACT FEE SHALL BE LIMITED TO THE DATE OF THE FIRST TO OCCUR OF THE FOLLOWING EVENTS:

a) THE DATE OF THE LOT TO A THIRD PARTY BY THE OWNER, OR ANY SUCCESSOR IN INTEREST IN THE LOT;

b) THE DATE OF THE BUILDING PERMIT FOR CONSTRUCTION OF THE ANY PORTION OF THE LOT;

c) THREE YEARS FROM THE DATE OF THE RECORDING OF THIS PLAT AS SET FORTH IN A PROMISSORY NOTE AND SECURITY AGREEMENT EXECUTED AND RECORDED WITH THIS INSTRUMENT.

ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT:

THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THE NOTIFICATION AND CONSENT TO IMACT FEE OBLIGATION ON THIS PLAT.

BARRIGA G. HELL, ASSISTANT GENERAL MANAGER
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

STATE OF UTAH } S.S.
WASHINGTON COUNTY

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, BARRIGA G. HELL, ASSISTANT GENERAL MANAGER OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, AND HE DID DULY ACKNOWLEDGE BEFORE ME THAT SHE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

NOTARY PUBLIC

OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:

THE UNDERSIGNED, _____, DO HEREBY ACKNOWLEDGE AND CONSENT TO THE TIME AND CONDITIONS OF THE IMACT FEE OBLIGATION, FOR THE USES AND PURPOSES STATED THEREIN.

LEWIS & SNOW CANYON, L.L.C.
BY: BRITT BURGESS, MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH } S.S.
WASHINGTON COUNTY

ON THIS _____ DAY OF _____, 20____, A.D., BRITT BURGESS, PERSONALLY APPEARED BEFORE ME, _____, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF LEWIS & SNOW CANYON, L.L.C., AND THAT HE EXECUTED THE FOREGOING OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF LEWIS & SNOW CANYON, L.L.C. AND HE DID DULY ACKNOWLEDGE BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

NOTARY PUBLIC

OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:

THE UNDERSIGNED, GILBERT M. JENNINGS, MANAGING MEMBER OF MOVIE ROCK, L.C., DOES HEREBY ACKNOWLEDGE AND CONSENT TO THE TIME AND CONDITIONS OF THE IMACT FEE OBLIGATION, FOR THE USES AND PURPOSES STATED THEREIN.

MOVIE ROCK, L.C.
BY: GILBERT M. JENNINGS, MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH } S.S.
WASHINGTON COUNTY

ON THIS _____ DAY OF _____, 20____, A.D., GILBERT M. JENNINGS, PERSONALLY APPEARED BEFORE ME, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF MOVIE ROCK, L.C., AND THAT HE EXECUTED THE FOREGOING OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF MOVIE ROCK, L.C., AND HE DID DULY ACKNOWLEDGE BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
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A NOTARY PUBLIC COMMISSIONED IN UTAH
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NOTARY PUBLIC

MORTGAGEE'S CONSENT TO RECORD

WE, JENCO, L.C., A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT TO THE MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF JENCO, L.C., AND HE DID DULY ACKNOWLEDGE BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR THE USES AND PURPOSES STATED THEREIN.

BY: GILBERT M. JENNINGS
TITLE: MANAGER

CORPORATE ACKNOWLEDGMENT (CONSENT)

STATE OF UTAH } S.S.
WASHINGTON COUNTY

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, GILBERT M. JENNINGS, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF JENCO, L.C., A UTAH LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF JENCO, L.C., AND HE DID DULY ACKNOWLEDGE BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR THE USES AND PURPOSES STATED THEREIN.

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NOTARY PUBLIC

MORTGAGEE'S CONSENT

TO OWNER'S CONSENT OF WATER IMPACT FEES

WE, JENCO, L.C., A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT TO THE MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF JENCO, L.C., AND HE DID DULY ACKNOWLEDGE BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR THE USES AND PURPOSES STATED THEREIN.

BY: GILBERT M. JENNINGS
TITLE: MANAGER

CORPORATE ACKNOWLEDGMENT (WATER IMPACT FEES)

STATE OF UTAH } S.S.
WASHINGTON COUNTY

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, GILBERT M. JENNINGS, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF JENCO, L.C., A UTAH LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF JENCO, L.C., AND HE DID DULY ACKNOWLEDGE BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR THE USES AND PURPOSES STATED THEREIN.

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NOTARY PUBLIC

OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:

THE UNDERSIGNED, LARRY H. GARDNER, MANAGING MEMBER OF MOVIE ROCK, L.C., DOES HEREBY ACKNOWLEDGE AND CONSENT TO THE TIME AND CONDITIONS OF THE IMACT FEE OBLIGATION, FOR THE USES AND PURPOSES STATED THEREIN.

MOVIE ROCK, L.C.
BY: LARRY H. GARDNER, MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH } S.S.
WASHINGTON COUNTY

ON THIS _____ DAY OF _____, 20____, A.D., LARRY H. GARDNER, PERSONALLY APPEARED BEFORE ME, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF MOVIE ROCK, L.C., AND THAT HE EXECUTED THE FOREGOING OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF MOVIE ROCK, L.C., AND HE DID DULY ACKNOWLEDGE BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR THE USES AND PURPOSES STATED THEREIN.

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NOTARY PUBLIC

MORTGAGEE'S CONSENT TO RECORD

WE, DEAN GARDNER INVESTMENTS, L.C., A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT TO THE MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF DEAN GARDNER INVESTMENTS, L.C., AND HE DID DULY ACKNOWLEDGE BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR THE USES AND PURPOSES STATED THEREIN.

BY: LARRY H. GARDNER
TITLE: MANAGER

CORPORATE ACKNOWLEDGMENT (CONSENT)

STATE OF UTAH } S.S.
WASHINGTON COUNTY

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, LARRY H. GARDNER, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF DEAN GARDNER INVESTMENTS, L.C., A UTAH LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF DEAN GARDNER INVESTMENTS, L.C., AND HE DID DULY ACKNOWLEDGE BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR THE USES AND PURPOSES STATED THEREIN.

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NOTARY PUBLIC

MORTGAGEE'S CONSENT

TO OWNER'S CONSENT OF WATER IMPACT FEES

WE, DEAN GARDNER INVESTMENTS, L.C., A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT TO THE MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF DEAN GARDNER INVESTMENTS, L.C., AND HE DID DULY ACKNOWLEDGE BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR THE USES AND PURPOSES STATED THEREIN.

BY: LARRY H. GARDNER
TITLE: MANAGER

CORPORATE ACKNOWLEDGMENT (WATER IMPACT FEES)

STATE OF UTAH } S.S.
WASHINGTON COUNTY

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, LARRY H. GARDNER, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF DEAN GARDNER INVESTMENTS, L.C., A UTAH LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF DEAN GARDNER INVESTMENTS, L.C., AND HE DID DULY ACKNOWLEDGE BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR THE USES AND PURPOSES STATED THEREIN.

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A NOTARY PUBLIC COMMISSIONED IN UTAH
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NOTARY PUBLIC

MORTGAGEE'S CONSENT TO RECORD

WE, F.M. SNOW PROPERTIES, L.L.C., A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT TO RECORD ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF F.M. SNOW PROPERTIES, L.L.C., AND HE DID DULY ACKNOWLEDGE BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR THE USES AND PURPOSES STATED THEREIN.

STATE OF UTAH } S.S.
WASHINGTON COUNTY

CORPORATE ACKNOWLEDGMENT (CONSENT)

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, FREDERICK M. SNOW, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF F.M. SNOW PROPERTIES, L.L.C., AND THAT HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF F.M. SNOW PROPERTIES, L.L.C., AND HE DID DULY ACKNOWLEDGE BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
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NOTARY PUBLIC

MORTGAGEE'S CONSENT

TO OWNER'S CONSENT OF WATER IMPACT FEES

WE, F.M. SNOW PROPERTIES, L.L.C., A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT TO THE MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF F.M. SNOW PROPERTIES, L.L.C., AND HE DID DULY ACKNOWLEDGE BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR THE USES AND PURPOSES STATED THEREIN.

BY: FREDERICK M. SNOW
TITLE: MANAGER

CORPORATE ACKNOWLEDGMENT (WATER IMPACT FEES)

STATE OF UTAH } S.S.
WASHINGTON COUNTY

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, FREDERICK M. SNOW, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF F.M. SNOW PROPERTIES, L.L.C., AND THAT HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF F.M. SNOW PROPERTIES, L.L.C., AND HE DID DULY ACKNOWLEDGE BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR THE USES AND PURPOSES STATED THEREIN.

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NOTARY PUBLIC

MORTGAGEE'S CONSENT

TO OWNER'S CONSENT OF WATER IMPACT FEES

WE, DEAN GARDNER INVESTMENTS, L.C., A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT TO THE MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF DEAN GARDNER INVESTMENTS, L.C., AND HE DID DULY ACKNOWLEDGE BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR THE USES AND PURPOSES STATED THEREIN.

BY: LARRY H. GARDNER
TITLE: MANAGER

CORPORATE ACKNOWLEDGMENT (WATER IMPACT FEES)

STATE OF UTAH } S.S.
WASHINGTON COUNTY

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, LARRY H. GARDNER, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF DEAN GARDNER INVESTMENTS, L.C., A UTAH LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF DEAN GARDNER INVESTMENTS, L.C., AND HE DID DULY ACKNOWLEDGE BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
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NOTARY PUBLIC

Subdivision Final Plat for
**THE LEDGES OF ST. GEORGE
WHITE ROCKS - PHASE 1**
Located in the Northwest Quarter of Section 26,
Township 41 South, Range 16 West, SL&M



ITEM 1C

Final Plat

PLANNING COMMISSION AGENDA REPORT: 06/23/2015

FINAL PLAT

The Ledges of St. George White Rocks Phase 2

Case No. 2015-FP-028

- Request:** Approval of a 3 Unit Residential Subdivision Final Plat
- Representative:** Brad Petersen, Development Solutions
120 East St. George Blvd, Suite #300
St. George, UT 84770
- Property:** Located at Canyon Tree Drive at approximately 1500 West and 4900 North
- Zone:** PD-R
- Staff Comments:** All aspects of this Final Plat were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the Preliminary Plat conditions and approvals.
- This Final Plat is ready for Planning Commission's consideration for approval.
- Recommendation:** Recommend APPROVAL/DENIAL to City Council of this Final Plat Subdivision (The Ledges of St. George White Rocks Phase 2) and authorize the Chairman to sign.

THE OWNERS AND MORTGAGEES, BY SIGNING THIS PLAT DO HEREBY CONFIRM THAT, NOTWITHSTANDING ANY SUBSEQUENT INSTRUMENT HAVING REFERENCE TO SAID TRACT, THAT THE TRACT DESCRIBED HEREIN IS TO REMAIN OPEN TO THE LOTS WITHIN SAID TRACT FOR THE FIRST TO OCCUR OF THE FOLLOWING: (a) THE SALE OF THE LOT TO A THIRD PARTY BY THE OWNER, OR ANY SUCCESSOR IN INTEREST IN THE LOT; (b) THE CONSTRUCTION OF A BUILDING PERMIT FOR CONSTRUCTION ON ANY PORTION OF THE LOT; OR (c) THE EXPIRATION OF THE TERM OF THE TRACT, OR

THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THE NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION ON THIS PLAT.

ON THE DAY OF 20 PERSONALLY APPEARED BEFORE ME, BARBARA G. HIELLE, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SIGNED THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

THE UNDERSIGNED, BRETT BURGESS, MANAGING MEMBER OF LEDGES AT SHOW CANYON, LLC, DOES HEREBY ACKNOWLEDGE AND CONSENT TO THE TERMS AND CONDITIONS OF WASHINGTON COUNTY WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION AS STATED HEREON, FOR THE USES AND PURPOSES STATED THEREIN.

BEFORE ME, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF LEDGES AT SNOW CANYON, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S ACKNOWLEDGMENT OF WATER IMPACT FEES IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF LEDGES AT SNOW CANYON, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

THE UNDERSIGNED, GILBERT M. JENNINGS, MANAGER OF MOVIE ROCK, L.C., DOES HEREBY ACKNOWLEDGE AND CONSENT TO THE TERMS AND CONDITIONS OF THE WASHINGTON COUNTY WATER CONSERVATION DISTRICT IMPACT FEE OBLIGATION AS STATED HEREON, FOR THE USES AND PURPOSES STATED THEREIN.

MOVIE ROCK, L.C.
BY: GILBERT M. JENNINGS, MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

WATER IMPACT FEES IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF MOVIE ROCK, L.C., AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

MORTGAGEE CONSENT TO RECORD

T (CONSENT)

ON THIS DAY OF 20 PERSONALLY APPEARED BEFORE ME, GILBERT M. J.

TITLE 46, CHAPTER 1, SECTION 16)

Abstract

**CORPORATE ACKNOWLEDGMENT
(WATER IMPACT FEES)**

ON THIS DAY OF , 20 , PERSONALLY APPEARED
WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER

NOT FOR PUBLIC RELEASE

THE UNDERSIGNED, LARRY H. GARDNER, MANAGING MEMBER OF: MOVIE ROCK, L.C., DOES HEREBY ACKNOWLEDGE AND CONSENT TO THE TERMS AND CONDITIONS OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION AS STATED HEREIN, FOR THE USES AND PURPOSES STATED THEREIN.

MOVIE ROCK, L.C.
BY: LARRY H. GARDNER, MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

SO BY THE OPERATING AGREEMENT OF MOVIE ROCK, L.C., AND HE DID ONLY ACKNOWLEDGE TO ME THAT SUCH UNITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

MORTGAGEE CONSENT TO RECORD

WE, DEAN GARDNER INVESTMENTS, L.C., A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE

T (CONSENT)

ON THIS DAY OF 20 PERSONALLY APPEARED BEFORE ME, LARRY H. GA

NOTARY PUBLIC

ENT OF WATER 1951

CORPORATION (M)

ON THIS _____ DAY OF _____
WHO BEING BY ME DULY

STOCK M. SNOW
MANAGER

DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, FREDERICK
BY ME DULY SWORN DID SAY THAT HE IS THE MANGER OF F.M. SNOW PROPER
LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING

PUBLIC COMMISSIONED IN UTAH
INFORMATION IS PROVIDED.
IS REQUIRED PER UTAH CODE,
CHAPTER 1, SECTION 16)

BILITY COMPANY, MORTGAGEE OF THE

DERICK M. SNOW
MANAGER

BY ME DULY SWORN TO AND SIGNED BY THE LIMITED LIABILITY COMPANY THAT HE EXECUTED THE FOREGOING MOBILE HOME OWNER'S CONSENT OF WATER IMPACT FEES ON BEHALF OF SAID LIMITED LIABILITY COMPANY, I HEREBY CERTIFY THAT THE LIMITED LIABILITY COMPANY WAS BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT BETWEEN THE LIMITED LIABILITY COMPANY AND THE LIMITED LIABILITY COMPANY KNOWLEDGE TO ME THAT THE LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

5

Located in th

Located in the Northwest Quarter of Section 26
Township 41 South, Range 16 West, SLB&M



ITEM 2

Lot Line Adjustment

PLANNING COMMISSION AGENDA REPORT: 06/23/2015

LOT LINE ADJUSTMENT

Newby's and Denny's

Case No. 2015-LRE-021

Request: Approval of a Lot Line Adjustment

Representative: Nate Anderson, Reeve & Associates, Inc.
920 Chambers Street, Suite 14
Ogden, UT 84403

Property: Located between 995 East St. George Blvd. (Newby's – Gas Station) and 155 North 1000 East St. (Denny's)

Zone: C-2

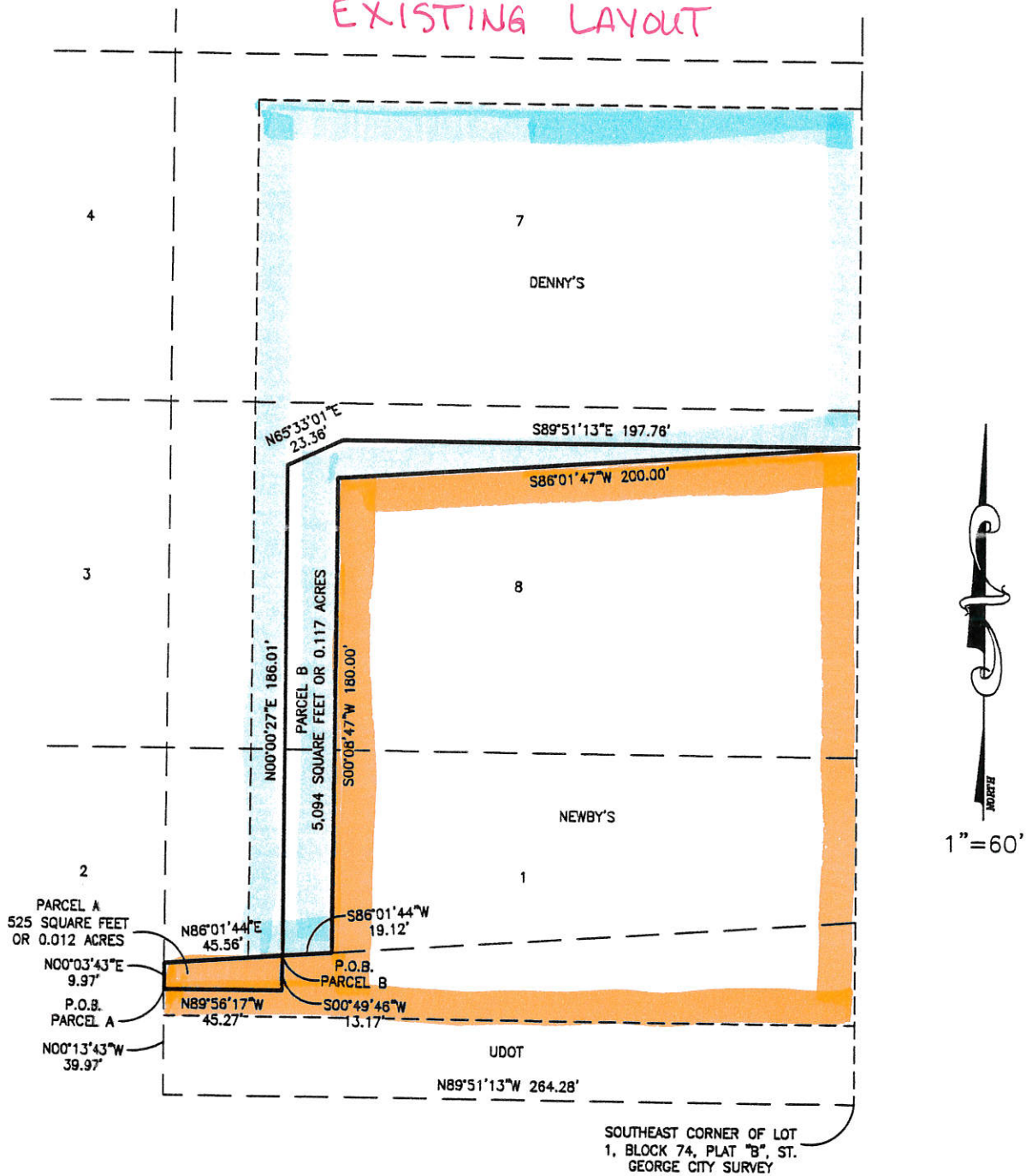
Staff Comments: All aspects of this Lot Line Adjustment were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff. This was also approved by JUC (Joint Utility Committee) and it meets all of the conditions and approvals.

This Lot Line Adjustment is ready for Planning Commission's consideration for approval.

Recommendation: Recommend APPROVAL/DENIAL to City Council this Lot Line Adjustment located between Newby's and Denny's that is located between 995 East St. George Blvd. and 155 North 1000 East St.

EXHIBIT

EXISTING LAYOUT



Reeve & Associates, Inc.

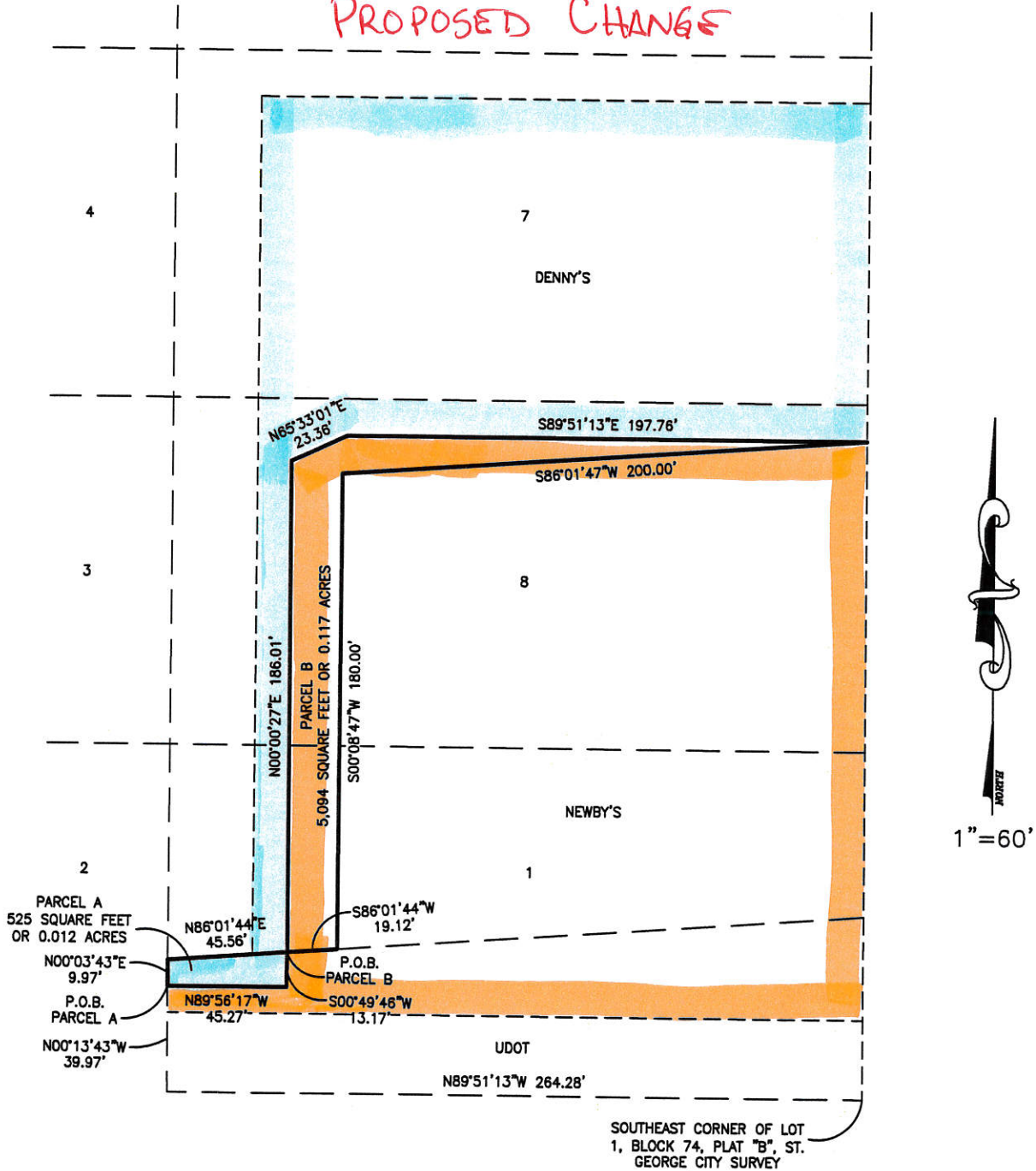
920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
 TEL: (801) 621-3100 FAX: (801) 621-2686 www.reeve-assoc.com
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

Project Info.

Designer: N. ANDERSON
 Date: 6-17-15
 Name: ST. GEORGE
 Number: 5799-286
 Scale: 1"=60'

EXHIBIT

PROPOSED CHANGE



**Reeve
& Associates, Inc.**

920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
 TEL: (801) 621-3100 FAX: (801) 621-2866 www.reeve-assoc.com
 LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
 TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

Project Info.

Designer: N. ANDERSON
 Date: 6-17-15
 Name: ST. GEORGE
 Number: 5799-286
 Scale: 1"=60'

ITEM 3A

Zone Change

PLANNING COMMISSION AGENDA REPORT: 06/23/2015

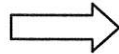
ZONE CHANGE

Boulder Creek Crossing

Case No. 2015-ZC-017

- Request:** A request to rezone property from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-C (Planned Development Commercial) zone on 10.83 acres.
- Overall Project:** This PD zone change is requested to accommodate the future development of a proposed commercial center to include a car wash, bank, restaurants, Business College, and retail stores. Note that future pads and phases will be developed with individual subsequent zone change amendments (ZCA).
- This zone change is only for the overall site layout, written text, 'use list', narrative, approximate phasing, overall landscaping concept, the car wash construction, and commercial center vehicle access (drive way locations, establishing right-in & right-out only areas, deceleration zones, etc.).
- This zone change does not approve construction of the future college building, bank, restaurants, etc.
- Owner:** River Road Investments LLC
PO Box 911955
St George, Utah 84791
Contact: Mike Sheffield
- Applicant:** River Road Investments LLC
- Representative:** Mr. Eric McFadden, Premier Design and Engineering
- Location:** Located along the west side of River Road at approximately 1450 South Street.
- Acreage:** Total Center = 10.83 acres (471,910.82 sq. ft.)
- Current Zone:** R-1-10 (Residential)
- General Plan:** COM (Commercial)
- Adjacent zones:** This property is surrounded by R-1-10 with some OS to the west, and PD-C to the northeast of it (Maverik and car lube).
- Ordinance:** This project is submitted for review in compliance with Section 10-8-6 "Commercial / Manufacturing Development Standards."

Proposed Phases:



Phase	Project	Acreage	Comments
1	Car Wash	1.32	This zone change includes elevations, rendering, colors, and materials proposed
2	Business College	-	One (1) two (2) story building. Stevens Henager College. This will require a future ZCA application.
3	Retail Office	-	Two (2) buildings; a one story and a two story.
4	Retail / Office	-	One story building
5	Restaurants	-	One story building
6	Bank	-	One story building
7	Retail	-	One story building
8	Retail / Office	-	Two story building

Car Wash:

This zone change specifically requests approval of the proposed car wash.

Phase: This car wash is the first phase project of Boulder Creek Crossing commercial center.

Design: Renderings and elevations have been provided for review.

Materials: Material samples and colors have been provided and will be shown at the meeting. The building will use a thin veneer stone on the central entrance and on the two ends (entrance & exit). The design will also incorporate stained timber columns for canopy supports. The majority of the building's exterior will be earth tone synthetic stucco and a decorative green band accent will be used.

Height: This is a single story building and will be less than 35 feet in height. The majority of the car wash will be approximately 19 feet with the central entrance being approx. 24 feet and the two ends with gable roofs being approx. 28 feet.

Setbacks: Shall comply with Section 10-8-6.B

Parking: Thirty-one (31) spaces are shown (staff will verify during SPR)

Lot size: Phase 1 (Car Wash) = 57,525 sq. ft. (1.32 acres)

Drive-thru: A drive-thru design is proposed (se site plan).

Comments:

1. Written Text – In compliance with Section 10-8-4, a written text has been provided by the applicant (see attached) which details and describes the project.
2. Narrative – The applicant has provided a narrative to provide an overview to this project (see attached).
3. Traffic Study - A T.I.S. (Traffic Impact Study) has been submitted to the City Traffic Engineers for review and approval.
4. Use List – A list of proposed commercial uses has been provided for the PC review and approval (see attached). The applicant has proposed a car wash, restaurant, and C-3 uses. The Planning Commission will need to look closely at the use list.
5. Roadway – River Road improvements – The developer will be responsible for installing full roadway improvements along the west half of River Road to comply with the City's Master Road Plan's ultimate R.O.W. (right of way).
6. Design-Car Wash - building elevations, colors, and materials have been provided for the PC's review and discussion.
7. SPR - A SPR (Site Plan Review) application shall be submitted and approved by staff. This is the civil engineering plans (for car wash).
8. Subdivision – This project will require the submittal of a Preliminary Plat and Final Plat.
9. Setbacks – Shall comply with Section 10-8-6.B.
10. Parking – The City's standard for parking (Section 10-19-5) requires a minimum of one parking space per each 250 gross sq. ft. (1:250). This equates to 4 spaces per 1,000 sq. ft. A data box explaining parking will be required on the site plans. Also, restaurants and food services require a minimum of one space per each 100 gross sq. ft. (1:100).
11. Drainage – A drainage study and plan shall be submitted.
12. C.O. - No C.O. (Certificate of Occupation) shall be approved until all improvements are installed per approved developments civil and construction plans.
13. Future Phase / Pad development – Future development of areas identified on the site plan as phases / pads will require submittal of a ZCA (Zone Change Amendment) application to allow the PC and CC an opportunity to review projects.

EXAMPLE

Motion to Approve:

14. Phasing – The overall site plan shows this project in eight (8) phases (see overall site plan).

This is a motion to recommend approval to the City Council of a PD-C zone for 'Boulder Creek Crossings' with the following recommended conditions:

1. Acreage - The zoning on the entire zone change area is recommended for approval to change from R-1-10 to PD-C on 10.83 acres.
2. Use List – The uses as reviewed and recommended for approval by the PC for the entire 10.83 acres.
3. Written Text - The written text as submitted is approved for the overall concept presentation.
4. Access – Approval of the concept of vehicular ingress and egress (right-ins & right outs, deceleration zones, etc.) as presented.
5. Car Wash – Approval of the layout, rendering / elevations, colors, and materials as presented.
6. Not Covered - This zone change does not approve construction of the future college building, bank, restaurants, etc. Each individual project will require submittal and review of a ZCA (Zone Change Amendment).
7. SPR - A SPR (Site Plan Review) application shall be submitted and approved by staff. This is the civil engineering plans (for the car wash).
8. Lighting – All project lighting shall incorporate 'dark sky style' lighting. A photo metric plan shall be included in each SPR application.
9. Traffic Study - A T.I.S. (Traffic Impact Study) shall be approved by the City Traffic Engineers.

WRITTEN TEXT

3.0 Building Height and Elevations

3.1 Proposed Building Features

The Zone Change Site Plan shows and outline of the proposed building footprint elevations and possible stories/heights. These are summarized in Table 3, below:

Table 3 - Proposed Building Features

Building Footprint (Sq.Ft.)	Building Stories (Each)	Building Floor Space (Sq.Ft.)	Maximum Height (Feet)
10,375	2	20,750	35
4,800	2	9,600	35
6,350	1	6,350	28
5,890	1	5,890	28
8,000	1	8,000	28
7,300	1	7,300	28
5,200	1	5,200	28
14,750	1	14,750	28
6,000	2	12,000	35
TOTALS 68,665	N/A	89,840	N/A

As seen in Table 3, most buildings in the project will be limited to one or two stories and will stay within the maximum 35-foot height requirement. Being one of the primary residences living in the area, we are concerned about protecting views of the temple and surrounding skyline. Since the property is located low in elevation in comparison to housing developments to the South which are much higher in elevation, it is not anticipated that the height of any buildings will restrict the views of existing residences.

3.2 Architectural Renderings and Materials Samples

Kim Campbell and Associates Architects is providing color and material samples as well as renderings with this submitted zone change package. The proposed building colors are complimentary earth tones with a light desert contemporary theme. Materials consist of reddish brown ledge stone, grayish brown tile roofs, various colored earth toned stuccos, dark bronze windows and iron features, and matching masonry block. The roof lines and store front locations will vary giving separate appearances in stores, much like the new stores at the mall, like Chico's and the Barnes and Noble book store. Our goal is to provide an environment that is upscale, timeless, and inviting for long-term appeal. At every opportunity, where practical, shade environments will be created with structures and landscaping to provide relief from the hot summer days.

Because the zoning in PD Commercial, each building will be examined individually. We are only providing conceptual and general guidelines now. More detail will be provided at the time of each building permit process.

4.0 Project Density

The Calculated project land area and building area is listed in Table 4. The table also includes the building area density as a percentage of the total land area. Refer to the Zone Change Site Plan for Illustration.

Table 4 - Project Density

Land Area (Acres)	Building Footprint (Sq.Ft. & %)	Building Floor Space (Sq.Ft. & %)
10.83	68,665 Sq.Ft. // 14.50%	89,840 Sq.Ft. // 19.04 %

5.0 Schools, Churches and Open Spaces

No areas are currently being reserved in the proposed project limits for use as a church or open space. There is a space being considered by Stevens Henager College for a new facility. In the past we have contributed heavily to open space surrounding the project with our participation in conveying the Virgin River frontage and City of St. George master plan trail system easements to the City.

6.0 Phasing Plan

6.1 Project Phasing

As outlined on the Zone Change Site Plan, there are Phases designated for the construction of this project. Each Phase will have a preliminary plat, and each building pad being divided into an individual lot to include minimum parking spaces and landscape requirements. The Final Plats that follow the Preliminary Plats may be divided into additional phases, depending on the specific desires of each tenant. Flexibility needs to be anticipated since we do not know exactly what tenants will be found.

6.2 Proposed Boulder Creek Crossing

The west side of River Road is proposed for retail space taking advantage of the widened streets we helped provide years ago, and the high daily volume of traffic passing by. This parcel is owned by River Road Investments LLC, with some similar partners. Sheffield Development and Keystone Construction and Design have been hired to develop the site for investors. Additional land was purchased from the Bundy family, the old road was acquired by trade and donation with the City for trails and parks, and 3 more acres is being traded with the Taylor family to provide enough depth to make the project feasible.

Our current intention is to upgrade the traffic signal and extend 1450 South Street to the West of River Road. This will provide the access we need to the west side of our property, and also provide a new, safer access to River Road for the Taylor and Bundy parcels.

The phasing on this property will probably start with a Car Wash towards the South end. Other retail users along River Road will come in one phase at a time as the users purchase the pad sites or have them built to suit for long term lease. There are financial institutions, and restaurants also considering the location. The same sort of retail shops will be constructed as those featured on the renderings provided, with at least one of the rear ones anticipated to be two stories with office space upstairs.

A future phase to the West, not shown as part of this project, will have to be adopted in conjunction with a General Plan Amendment, due to its current zoning designation. We believe all of our property should be included in the PD Zone, and are willing to move forward with a General Plan Amendment, hopefully later this year. We believe that this area is certainly no location for residential housing due to noise, traffic, public safety, etc.; but is best suited for retail, office, light industrial (such as auto repair), and perhaps a retirement home or other multifamily dwelling. At present, we are most interested in a buyer who wants to build a modern Bowling and Entertainment center. That would do well for the families living in this proximity. We will hope for this as we move forward. Another interested buyer was a movie theater for this side of town. We also like this idea. Finally, a medium size retail box tenant may also show some interest, after we get the other retail stores in place.

7.0 Topography

The major topographic feature for this area is the Virgin River, located immediately north of the Boulder Creek Crossing site. Proximity to the river boundary along the Boulder Creek Crossing site is to be mitigated by future erosion protection improvements similar to those proposed in the Erosion Hazard Risk Assessment (Rosenberg Associates 5/21/2013). Improvements within the FEMA floodway will be limited to non-structures such as parking spaces and landscape so as not to interfere with potential flood elevations. Building structures will also be required to be elevated at least one foot above the 100-year base flood elevation.

8.0 Landscape Plan

The Zone Change Site Plan denotes areas designated for improved landscaping. Landscaping will be consistent with the Summit Athletic Club, comprised of low-water use plants and trees. Tree species planted along the public street right-of-way will match varieties approved in the City of St. George Street Tree Ordinance.

A detailed site landscape plan denoting plant layout, materials, sizes and details, as well as irrigation layout and details, will be submitted with the construction plans as each Phase and building site is developed.

9.0 Area Reserved for Landscaping

Table 1 in Section 2.1 denotes the percentage of area reserved for landscaping. The total project landscape density is equal to 24.75% of the total project area.

10.0 Utilities

Utilities to all the properties are available on or near the site. All new utilities will be underground. Some existing utilities may need to be relocated to accommodate the proposed site layout including the existing sewer trunk line currently crossing the property. An existing major above ground power line owned by Dixie Power has been partially relocated by Jiffy Lube and Maverik to cross River Road at the 1450 South Street intersection, and return south along the current path until future development requires adjustment.

Water and other underground utilities will be stubbed to the West side of River Road when 1450 South Street is extended to the West.

11.0 Refuse Storage Areas

All refuse storage areas will be screened so that materials stored within these areas shall not be visible from access streets, freeways and adjacent properties. Locations for refuse are shown on the Zone Change Site Plan, but will be determined and submitted with the construction plans as each Phase and building site is developed.

12.0 Lighting Plan

Each individual lot will submit a detailed lighting layout plan at the time of proposed development that shall be compatible with overall lighting theme. The general locations of proposed site light poles are not shown on the Zone Change Site Plan. Typical site lighting will consist of a shoe box style light fixture mounted on an 18-foot high pole, spaced approximately 50 to 60 feet apart. Light styles will match the site lighting at the Summit Athletic Club. Building lighting will also be utilized with design complimentary to the site fixtures.

All proposed light fixtures shall contain a night sky cut off to minimize glare. All site lighting shall be spaced to illuminate less than on foot candle at property perimeters. Being one of the primary residences living in the area, we are concerned about protecting views of the temple and skyline, not only with proposed building heights but with lighting as well, keeping lighting down on the ground and away from our homes. As we have done with the Summit, and as we have provided for with Maverick, care will be exercised to ensure adequate but directed lighting on site, and not into our homes.

13.0 Access and Turning Space

13.1 Site Access

Access to the site will be from River Road and 1450 South Street in the approximate locations shown on the Zone Change Site Plan, and includes an extension of 1450 South Street to the West side of River Road. Additional acceleration and deceleration lanes will be provided for in a balanced manner, in accordance with recommendations of the City of St. George engineering staff, and as recommended by the traffic study that has been performed for this development. A copy of the Traffic Impact Analysis prepared by Jones & Demille Engineering is included with this Zone Change package.

13.2 Interior Site Access

The site layout as proposed by the Zone Change Site Plan have provided for safe and convenient turning space for cars, sewer vehicles, refuse collection vehicles, firefighting equipment, etc. Parking areas have been configured to maximize more than one point of access, and to minimize "dead-end" situations.

14.0 Signing

We anticipate that monument signage will be utilized at select locations within the project and viewable from River Road and 1450 South Street sufficient to direct traffic to the major shopping areas, but great care will be taken to have them done tastefully so as to maintain the integrity of our residential communities. We suspect a video style monitor sign facing north may be appropriate to keep the public informed without requiring so many off site signs. A uniform signage profile will be established to provide guidance consistent with our architectural standards. These will work with the city signage standards.

ROUGH CONCEPTS

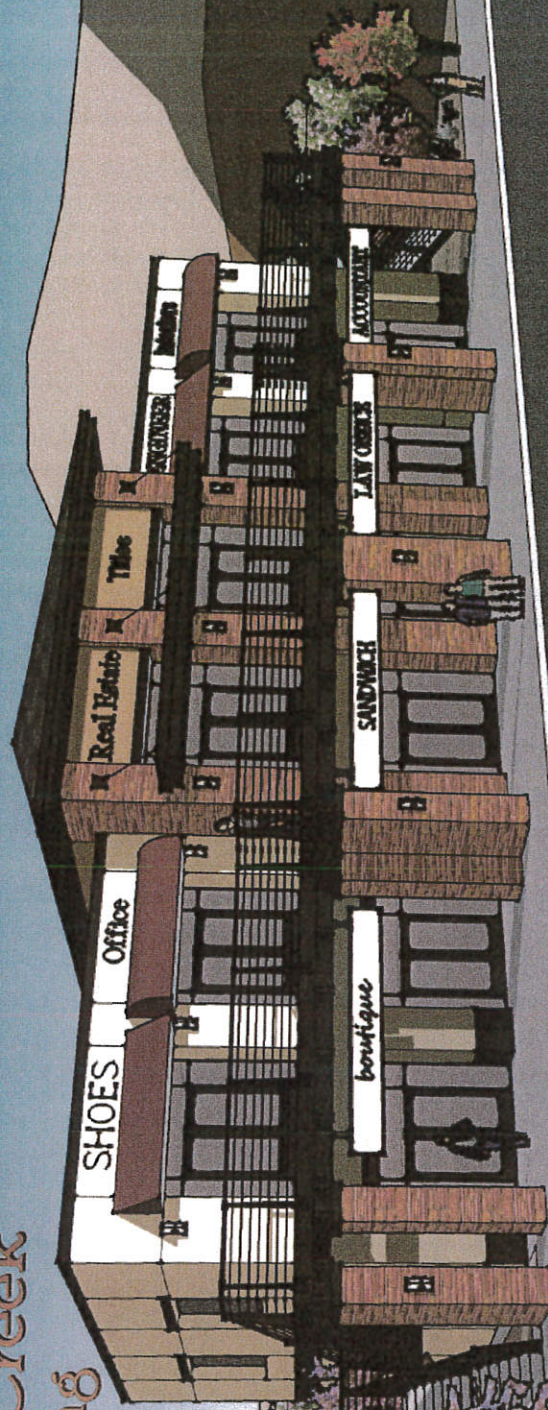


Boulder Creek Crossing



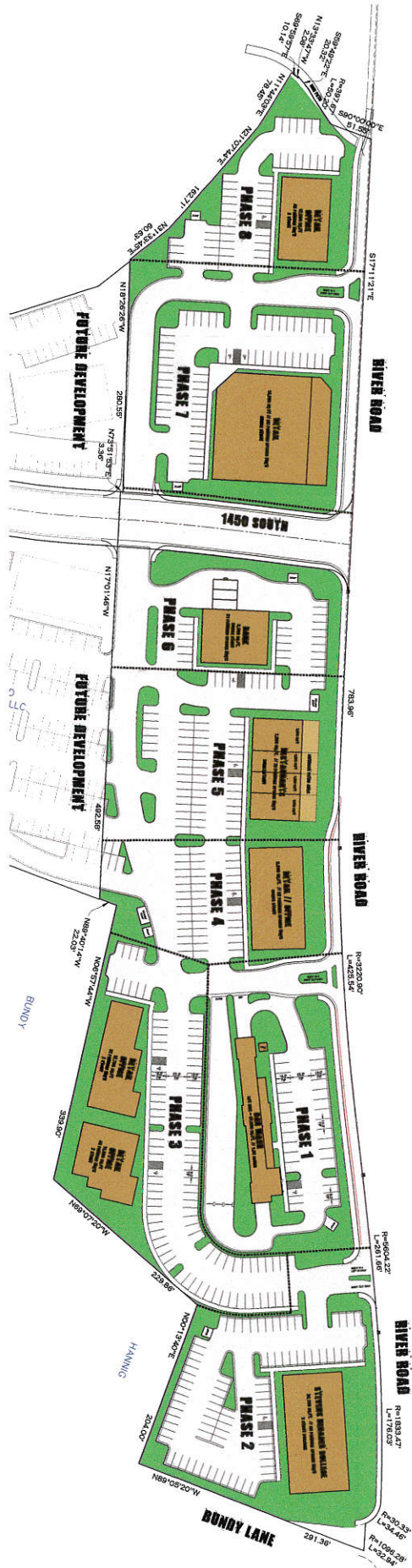
Impbell
& Associates
ARCHITECTS

Boulder Creek Crossing



Campbell
& Associates
ARCHITECTS

SITE PLAN



SITE DATA

- 1.1 CONSENT ZONING - E-1.10
- 2.1 ZONING OF GENERAL PLAN CHANGES - ZONE CHANGE TO PD-COMMERCIAL
- 3.1 ZONING OF GENERAL PLAN CHANGES - ZONE CHANGE TO PD-COMMERCIAL
- 4.1 TOTAL AREA SQUARE FOOTAGE - 471,910.62 SQ. FT. = 10.83 ACRES = 100.00%
- 5.1 BUILDING AREA - 63,339 SQ. FT. = 1.39 ACRES = 14.69%
- 6.1 ROAD WAYS, PARKING LOT & SIDEWALKS AREA - 286,659.62 SQ. FT. = 6.63 ACRES = 61.27%
- 7.1 TOTAL PAVED AREA - 350,000 SQ. FT. = 7.98 ACRES = 76.96%
- 8.1 BUILDING HEIGHT - UP TO 35' MAXIMUM
- 9.1 PROPOSED USE - CAR WASH, RESTAURANT & C3 USED ALLOWED PER CITY ZONING
- 10.1 RESTAURANT BUILDING WILL BE FIVE SHIMULED
- 11.1 PARKING REQUIRED -

PROPERTY INFO

PROPERTY ADDRESS - RIVER ROAD & 1450 SOUTH STREET
ST. GEORGE, UTAH 84790

CALL ENGINEERS:
PREMIER DESIGN & ENGINEERING
75 EAST 100 NORTH
ST. GEORGE, UTAH 84791
(435) 313-2287

OWNER / DEVELOPER:
RIVER ROAD INVESTMENTS LLC
75 EAST 100 NORTH
ST. GEORGE, UTAH 84791
(435) 313-2287

CAR WASH

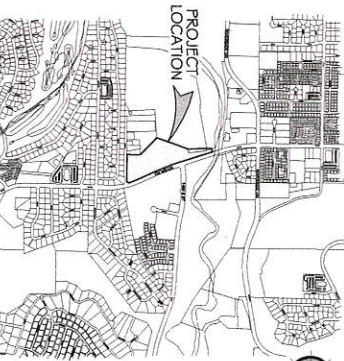
CITY STAFF RECOMMENDATION - 6 PARKING SPACES TOTAL REQUIRED
6 SPACES PROVIDED WITH 1 HANDICAP VAN ACCESSIBLE SPACE

RESTAURANT SPACE

1 SPACE PER 100 SQ. FT.
7,200 SQ. FT. TOTAL = 73 SPACES REQUIRED
73 SPACES PROVIDED WITH 7 HANDICAP VAN ACCESSIBLE SPACES
6 ADDITIONAL SPACES PROVIDED FOR OUTDOOR SEATING

RETAIL / OFFICE SPACE

1 SPACE PER 250 SQ. FT.
64,700 SQ. FT. TOTAL = 259 SPACES REQUIRED
359 SPACES PROVIDED WITH 7 HANDICAP VAN ACCESSIBLE SPACES



VICINITY MAP



SITE PLAN BOULDER CREEK CROSSING
RIVER ROAD INVESTMENTS LLC
RIVER ROAD & 1450 SOUTH STREET
ST. GEORGE, UTAH 84790

PREMIER
Design & Engineering
75 EAST 100 NORTH MNS, UTAH 84790 (435) 313-2287



C1

BOULDER CREEK CROSSING DEVELOPMENT



N.T.S

USE LIST

TABLE 2 – Proposed Commercial Uses

Category	Specific Use
Alcohol establishments	Microbrewery with restaurant
Amusement centers, recreation and entertainment facilities	<p>Batting Cages</p> <p>Billiard hall, pool hall</p> <p>Bowling alley</p> <p>Dance studio, martial arts studio</p> <p>Golf course (miniature)</p> <p>Health club/spa, fitness center</p> <p>Indoor archery range</p> <p>Indoor entertainment activities such as paintball, miniature golf, arcade</p> <p>Indoor shooting range in accordance with Subsection 10-10-5L of the City of St. George Zoning Ordinance</p> <p>Park, playground, public open space, visitor center</p> <p>Recreation center, gymnasium</p> <p>Roller skating rink</p> <p>Swimming pool, commercial indoor or outdoor</p> <p>Theater, motion picture or live performance</p>
Animal services	<p>Animal boarding for small animals only and boarded for less than 30 days a year, provided conducted completely within enclosed building</p> <p>Animal hospital and veterinarian clinic, including overnight care for small animals, provided conducted completely within enclosed building</p>
Automobile and vehicle services	<p>Automobile, new or used sales and service, in accordance with Subsection 10-10-5H of the City of St. George Zoning Ordinance.</p> <p>Automobile parking lot, in accordance with regulations specified in Subsection 10-10-5M of the City of St. George Zoning Ordinance.</p> <p>Automobile parts sales (new parts only)</p> <p>Automobile rental</p> <p>Automobile repair, storage, including paint, body and fender, brake, muffler, upholstery or transmission work, provided conducted within completely enclosed building</p> <p>Car wash, manual or automatic spray (without recirculation)</p> <p>Car wash, recirculating water system manual or auto spray</p>

① 1ST DRAFT BY APPLICANT

Category	Specific Use
	Tire sales and service
Business and financial services	Bank or financial institution Professional or business office only, no merchandise on premises (employment, real estate, travel, accounting, attorney, etc.) Telemarketing or call centers
Food service establishments	Bakery Catering establishment Delicatessen Ice cream parlor Restaurant, drive-in Restaurant, sit down
Lodging, temporary	Bed and breakfast Hotel/motel Timeshare units
Manufacturing, fabrication, storage, and distribution of goods including the following and similar products, provided that operations and sales are within an enclosed building, with the manufacturing area limited to a maximum of 5,000 sq ft	Candy manufacture, nonindustrial production, in shop retail manufacturing Sign manufacture or sign painting (indoor only)
Medical, dental, counseling services	Ambulance service Counseling center, mental health, alcohol, drugs Laboratory, dental or medical Medical/dental office or clinic Nursing home Optometrist, optician
Meeting and assembly uses	Church Lodge, fraternal organization, senior center, meeting room, or social hall Reception center, conference center or wedding chapel
Residential	Living quarters for manager or security personnel for business which requires 24 hour assistance or security
Retail sale of goods with all operations conducted in an enclosed building	Antique store Athletic and sporting goods store Bookstore Department store Drive-through sales (pharmacy, dairy products, etc.) Florist shop

Category	Specific Use
	Furniture and large appliances sales (used) Furniture sales (new) and repair Household appliance sales and service Office supply, office machines sales and service Paint or wallpaper store Pawnshop Payday lending/title loans Pet and pet supply store, groomery Pharmacy Retail goods establishments (predominately indoor sales) Supermarket/grocery store Thrift shop/secondhand store/consignment store (no outside storage and no drop off of items during the hours the business is closed) Vegetable stand Wholesale business
Retail sale of goods with some operations outdoors	Auction establishment (retail goods only), swap meets Building materials sales Cabinet sales Christmas tree sales Convenience markets with gas pumps Garden supplies and plant material sales Gas station Greenhouse and nursery; soil and lawn service Motorcycle or boat sales and service Nursery, plants Plumbing and electrical fixtures sales Rental agency for home and garden equipment Trailer sales and service
Service businesses	Barbershop/beauty shop Body piercing, incidental to a permitted use Carpet and rug cleaning Child nursery, daycare, preschool Educational institutions, schools, college, learning centers, trade schools (no residential or 24 hour facilities) Gunsmith

Category	Specific Use
	<p>Janitor service and supply</p> <p>Laundry or dry cleaners, laundromat</p> <p>Locksmith</p> <p>Mail services</p> <p>Massage establishment</p> <p>Mortuary, with or without crematorium</p> <p>Newsstand</p> <p>Permanent cosmetics, a secondary use to an establishment employing cosmetologist(s)/barber(s), aesthetician(s), electrologist(s), or nail technician(s) licensed by the state under 58-11a-101 et seq., Utah Code Annotated, 1953, as amended, excluding tattoo establishments and home occupations</p> <p>Pest control and extermination</p> <p>Pet grooming</p> <p>Printing, lithographing, publishing or reproduction sales and service</p> <p>Psychic, tarot card reader, fortune teller, occult art practitioners, hypnotist</p> <p>Retail services establishments</p> <p>Sign sales</p> <p>Towing (towing service office only, no on site vehicle storage or impound yards)</p> <p>Welding shop, incidental to the permitted use</p>
Transportation	Taxi
Utility, government, public services and facilities	<p>Cable television and satellite dish provider</p> <p>Government buildings or uses, nonindustrial</p> <p>Library</p> <p>Museum</p> <p>Post office</p> <p>Television or radio station</p>

TABLE 2 – Proposed Commercial Uses

Category	Specific Use
Alcohol establishments	Microbrewery with restaurant
Amusement centers, recreation and entertainment facilities	Batting Cages Billiard hall, pool hall Bowling alley Dance studio, martial arts studio Golf course (miniature) Health club/spa, fitness center ✓ Indoor archery range Indoor entertainment activities such as paintball, miniature golf, arcade ✓ Indoor shooting range in accordance with Subsection 10-10-5L of the City of St. George Zoning Ordinance Park, playground, public open space, visitor center Recreation center, gymnasium Roller skating rink Swimming pool, commercial indoor or outdoor Theater, motion picture or live performance
Animal services	Animal boarding for small animals only and boarded for less than 30 days a year, provided conducted completely within enclosed building Animal hospital and veterinarian clinic, including overnight care for small animals, provided conducted completely within enclosed building
Automobile and vehicle services	Automobile, new or used sales and service, in accordance with Subsection 10-10-5H of the City of St. George Zoning Ordinance Automobile parking lot, in accordance with regulations specified in Subsection 10-10-5M of the City of St. George Zoning Ordinance. Automobile parts sales (new parts only) Automobile rental Automobile repair, storage, including paint, body and fender, brake, muffler, upholstery or transmission work, provided conducted within completely enclosed building → Car wash, manual or automatic spray (without recirculation) Car wash, recirculating water system manual or auto spray

NO CAR LOT

② STAFF Recommendation
(EDITED LIST)

Category	Specific Use
	Tire sales and service
Business and financial services	Bank or financial institution Professional or business office only, no merchandise on premises (employment, real estate, travel, accounting, attorney, etc.) Telemarketing or call centers
Food service establishments	Bakery Catering establishment Delicatessen Ice cream parlor Restaurant, drive-in Restaurant, sit down
Lodging, temporary	Bed and breakfast Hotel/motel Timeshare units
Manufacturing, fabrication, storage, and distribution of goods including the following and similar products, provided that operations and sales are within an enclosed building, with the manufacturing area limited to a maximum of 5,000 sq ft	Candy manufacture, nonindustrial production, in shop retail manufacturing Sign manufacture or sign painting (indoor only)
Medical, dental, counseling services	Ambulance service Counseling center, mental health, alcohol, drugs Laboratory, dental or medical Medical/dental office or clinic Nursing home Optometrist, optician
Meeting and assembly uses	Church Lodge, fraternal organization, senior center, meeting room, or social hall Reception center, conference center or wedding chapel
Residential	Living quarters for manager or security personnel for business which requires 24 hour assistance or security
Retail sale of goods with all operations conducted in an enclosed building	Antique store Athletic and sporting goods store Bookstore Department store Drive-through sales (pharmacy, dairy products, etc.) Florist shop

(Parking issue)

Category	Specific Use
	<p>Furniture and large appliances sales (used)</p> <p>Furniture sales (new) and repair</p> <p>Household appliance sales and service</p> <p>Office supply, office machines sales and service</p> <p>Paint or wallpaper store</p> <p>Pawnshop</p> <p>Payday lending/title loans</p> <p>Pet and pet supply store, groomery</p> <p>Pharmacy</p> <p>Retail goods establishments (predominately indoor sales)</p> <p>Supermarket/grocery store</p> <p>Thrift shop/secondhand store/consignment store (no outside storage and no drop off of items during the hours the business is closed)</p> <p>Vegetable stand</p> <p>Wholesale business</p>
Retail sale of goods with some operations outdoors	<p>Auction establishment (retail goods only), swap meets</p> <p>Building materials sales</p> <p>Cabinet sales</p> <p>Christmas tree sales</p> <p>Convenience markets with gas pumps</p> <p>Garden supplies and plant material sales</p> <p>Gas station</p> <p>Greenhouse and nursery; soil and lawn service</p> <p>Motorcycle or boat sales and service</p> <p>Nursery, plants</p> <p>Plumbing and electrical fixtures sales</p> <p>Rental agency for home and garden equipment</p> <p>Trailer sales and service</p>
Service businesses	<p>Barbershop/beauty shop</p> <p>Body piercing, incidental to a permitted use</p> <p>Carpet and rug cleaning</p> <p>Child nursery, daycare, preschool</p> <p>Educational institutions, schools, college, learning centers, trade schools (no residential or 24 hour facilities)</p> <p>Gunsmith</p>

Put it under 'Animal'

Add to final use list

Category	Specific Use
	<p>Janitor service and supply</p> <p>Laundry or dry cleaners, laundromat</p> <p>Locksmith</p> <p>Mail services</p> <p>Massage establishment</p> <p>Mortuary, with or without crematorium</p> <p>Newsstand</p> <p>Permanent cosmetics, a secondary use to an establishment employing cosmetologist(s)/barber(s), aesthetician(s), electrologist(s), or nail technician(s) licensed by the state under 58-11a-101 et seq., Utah Code Annotated, 1953, as amended, excluding tattoo establishments and home occupations</p> <p>Pest control and extermination</p> <p>Pet grooming</p> <p>Printing, lithographing, publishing or reproduction sales and service</p> <p>Psychic, tarot card reader, fortune teller, occult art practitioners, hypnotist</p> <p>Retail services establishments</p> <p>Sign sales</p> <p>Towing (towing service office only, no on-site vehicle storage or impound yards)</p> <p>Welding shop, incidental to the permitted use</p>
Transportation	Taxi
Utility, government, public services and facilities	<p>Cable television and satellite dish provider</p> <p>Government buildings or uses, nonindustrial</p> <p>Library</p> <p>Museum</p> <p>Post office</p> <p>Television or radio station</p>



Boulder Creek Crossing
(10.83 acres)

RECOMMENDED "USE LIST"

Note: Future ZCA (Zone Change Amendments) may be submitted for additional uses not listed below on a case by case basis

Amusement / Recreation / Entertainment

Dance Studio
Martial Arts Studio
Health Club
Fitness Center
Indoor entertainment activities such as paintball, miniature golf, arcade
Theater

Animal Services

Small Animal boarding (indoors)
Animal Hospital
Veterinarian Clinic
Pet store, pet grooming

Automotive

Auto parts sales (indoor only)
Automobile rental
Auto repair, including paint, body, and fender, brake, muffler provided conducted indoors
Tire sales (indoor)
Car Wash

Business & Financial

Bank or financial institution
Professional or business office (real estate, travel, accounting, attorney, etc.)

Food Service

Bakery
Catering
Delicatessen
Ice cream parlor
Restaurant, drive-in
Restaurant, sit down

Non-Industrial Manufacturing (in shop)

Candy Shop

Medical, Dental, Counseling Services

Counseling Center (mental health, alcohol, drugs)

Laboratory, dental or medical

Medical / Dental office or clinic

Optometrist, optician

Retail Sales (indoors)

Antique store

Athletic & sporting goods

Bookstore

Department store

Drive-thru sales (pharmacy, dairy, etc.)

Florist

Furniture

Appliances

Office supplies

Paint or wall paper

Pharmacy

Retail goods establishments

Super market / grocery

Gas Station

Convenience market with gas pumps

Service Business

Barber Shop

Beauty Shop (incidental body piercing)

Carpet & rug cleaning

Child nursery, day care, preschool

Educational institutions, schools, college, learning center, trade school

Janitor service & supply

Laundry or dry cleaners

Locksmith

Mail service

Massage establishment

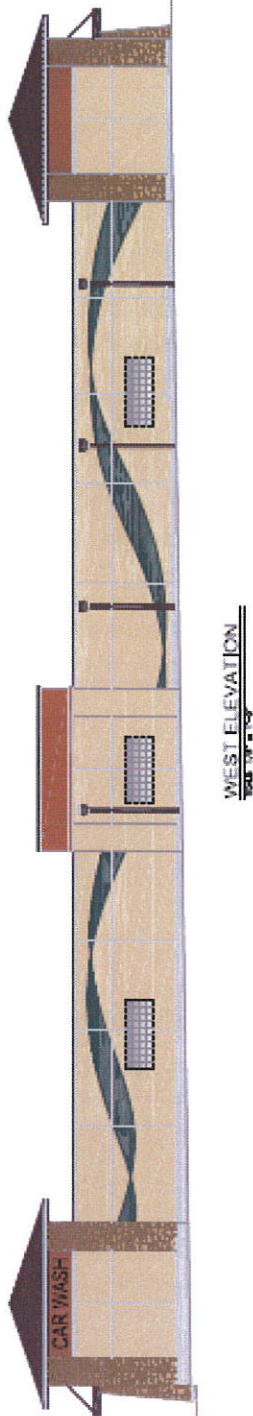
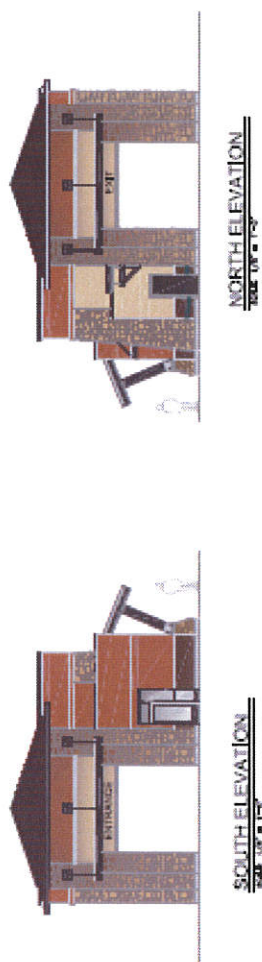
Permanent cosmetics (as a secondary use to barber shop or beauty shop)

Pest Control

Pet grooming

Printing

CAR WASH

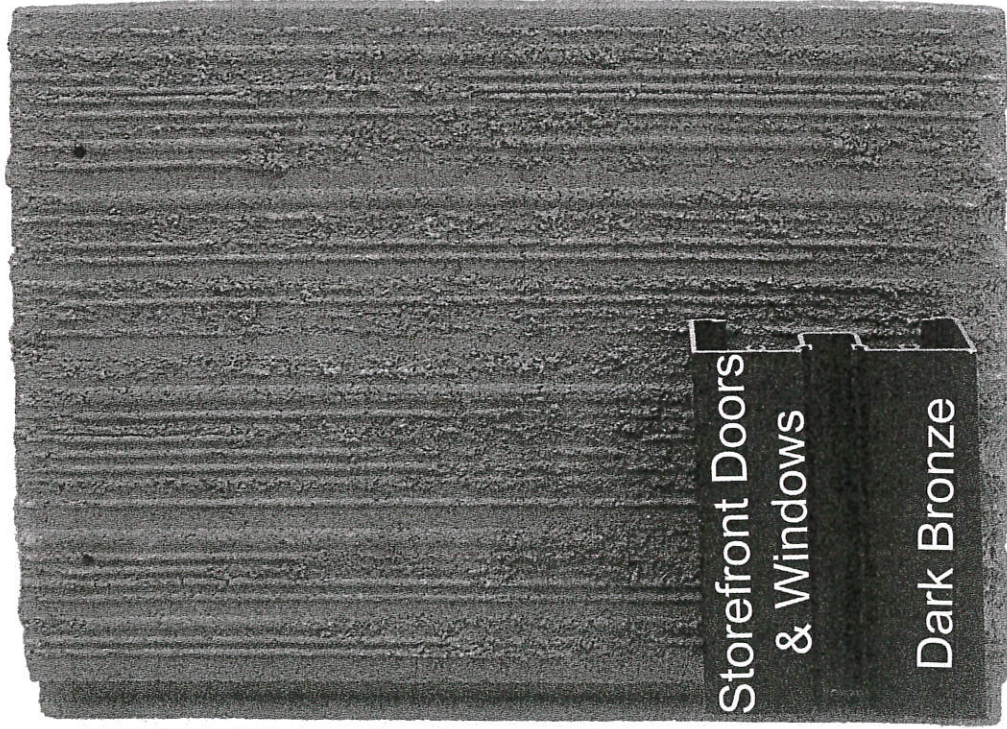


MATERIALS

BOULDER CREEK COMMONS

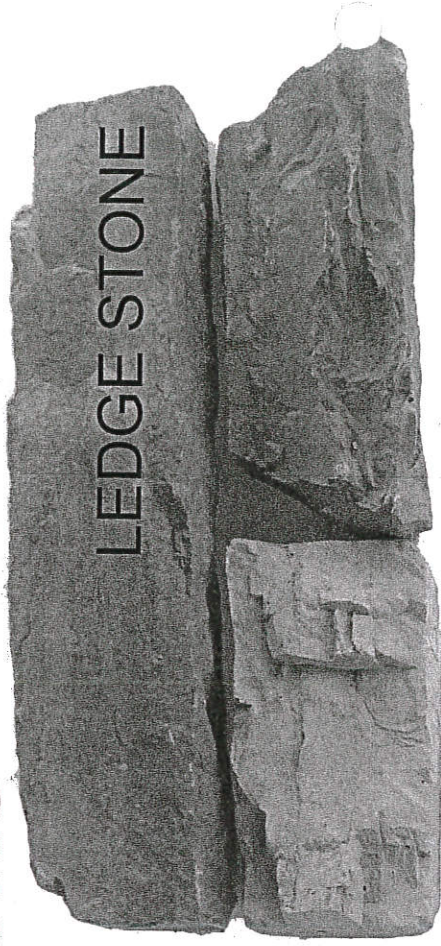
P.D. COLOR BOARD

CONCRETE ROOF TILE
Flat Profile Raked Finish -Flat Roof Membrane Tan



Storefront Doors
& Windows

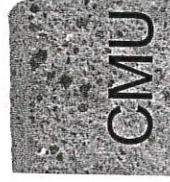
Dark Bronze



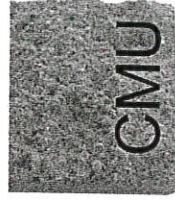
LEDGE STONE



CMU



CMU



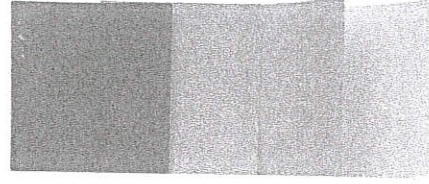
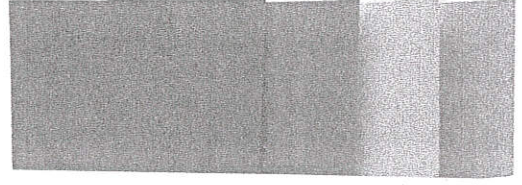
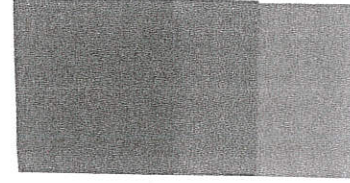
CMU

SPLIT FACE, HONED & NATURAL



STUCCO

Sand Finishes



STUCCO

Sand Finishes

(SEE MAT'L SAMPLES)

APPLICATION

**PD ZONE CHANGE
PLANNED DEVELOPMENT (PD)
APPLICATION & CHECKLIST**



APPLICATION FOR A ZONE CHANGE AS PROVIDED BY THE
CITY OF ST. GEORGE ZONING ORDINANCE
CITY OF ST. GEORGE, UTAH

I. PROPERTY OWNER(S) / APPLICANT & PROPERTY INFORMATION

LEGAL OWNER(S) OF SUBJECT PROPERTY: RIVER ROAD INVESTMENTS LLC

MAILING ADDRESS: P.O. Box 911955, ST. George, UT 84791

PHONE: (435) 703-1105 CELL: N/A FAX: N/A

APPLICANT: " SAME "
(If different than owner)

MAILING ADDRESS: " "

PHONE: " " CELL: N/A FAX: N/A

EMAIL ADDRESS(ES): mikesheffield@kw.com

CONTACT PERSON / REPRESENTATIVE: PREMIER DESIGN & ENGINEERING INC.
(i.e. Developer, Civil Engineer, Architect; if different than owner)

MAILING ADDRESS: 75E 100N IVINS, UT. 84738

PHONE: (435) 313-2267 CELL: N/A FAX: N/A

EMAIL ADDRESS(ES): PREMIER.DESIGN.ERIC@yahoo.com

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property and the surrounding areas.) Include a **colored** site plan and **colored** landscape plan, and **colored** elevation drawings (all four sides) suitable for presentations in public meetings. WEST SIDE OF THE ROAD ALONG RIVER RD, BETWEEN THE VIRGIN RIVER & BUNDY LANE

The Zone Change becomes effective on the hearing date if approved by the City Council. A PD (Planned Development Residential Zone) is approved for a period of 18 months only unless building permits have been issued and the project commenced prior to 18 months from the above hearing date.

OFFICE STAFF USE ONLY

CASE #: 2015-ZC017 FILING DATE: 4/4/16 RECEIVED BY: [Signature] RECEIPT #:

*FEE: \$500 (Filing fee and 1st acre) + \$50.00 per ac for 2-100 ac and \$25 per ac 101-500 and \$10.00 per ac 501-plus

\$991.65 SUBMITTAL FEE

II. ADDITIONAL INFORMATION

Provide the following information: (Attach additional sheets if necessary)

1. What is the present zoning on the property? R-1-10
2. What zone or zones are requested by this application? COMMERCIAL PD (PD-C)
3. Is the zone change in harmony with the present City General Plan? Yes X No
4. If no, what does the City General Plan propose for the subject property? N/A
(If the application is not in harmony with the City General Plan, a General Plan Amendment hearing will be required prior to the zone change request. General Plan Amendment hearings are held four (4) times per year in January, April, July, and October. A General Plan Amendment application can be obtained from the Community Development Department or online at <http://www.sgcity.org/commdev/forms.php>)
5. Total acreage of proposed zone change: 471,910.82 sq ft // 10.833 acres
6. Are there deed restrictions against the property that might affect the requested zone change?
Yes No X
A copy of the deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the request zone change.
7. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?
Yes X No
*IF YES, submit the Traffic Impact Study with the application for review by Traffic Engineering.
IF NO, a Traffic Impact Study will be required (if determined necessary at Planning Staff Review) to be submitted with the application and reviewed prior to approval by the City Council.*
8. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes X No
Please describe the projected demand for utility services: WATER, SEWER, STORM DRAIN, GAS + ELECTRIC ARE ALL ON-SITE OR STUBBED INTO SITE FOR CONNECTIONS.

III. SUBMISSION CHECKLIST FOR PD (PLANNED DEVELOPMENT) ZONE

(A COMPLETE ZONE CHANGE APPLICATION MUST BE SUBMITTED A MINIMUM OF 3 WEEKS PRIOR TO THE NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING)

Development/Project Name BOULDER CREEK CROSSING
(Project name must be previously approved by the Washington County Recorder & City Planning Department)
Developer/Property Owner RIVER ROAD INVESTMENTS LLC Phone No. 703-1105
Contact Person/Representative Premier Design + Engineering Phone No. 313-2267
Licensed Surveyor Cornerpoint Phone No. 619-5528

PD ZONE CHANGE PROCEDURE

Step #1 Meet with Planning Staff Review (PSR) – Meets every Tuesday at 8:30 a.m. Call Community Development at 627-4206 to be scheduled for this meeting.

Note: Call at least one day in advance to schedule.

Step #2 Document Submission Checklist*

Legal Description Documents:

Submit the following documents: (These documents must be prepared by a licensed surveyor)

- ☒ 1. Described bearings on all documents must be rotated to HCN;
- ☒ 2. Legal description prepared on 8-1/2" x 11" sheet and signed by a licensed Surveyor;
- ☒ 3. Minimum size 8-1/2" x 11" graphical representation of Survey Boundary;
- ☒ 4. Legal description and Surveyed Site Plan (Record of Survey) drawing in DWG format on a CD for the GIS Department;
- ☒ 5. 24"x36" Surveyed Site Plan (Record of Survey) drawing sheet(s) for meeting exhibit

Other Submission Documents:

- ☒ 6. This Zone Change application form completed and signed;
- ☒ 7. Appropriate** **Filing Fee:** \$500 (filing fee and 1st acre) + \$50.00 per acre for 2-100 acre and \$25 per acre 101-500 and \$10.00 per acre 501-plus
- ☒ 8. County ownership plat with boundary of zone change outlined;
- ☒ 9. List of property owners within 500' and two sets of mailing labels;
- ☐ 10. Colored Site Plan & Landscape Plan – minimum size 24" x 36";
- ☒ 11. Building elevation(s) – Colored renderings, all four building sides;
- ☒ 12. Board mounted materials and color samples (i.e. roof tile samples, stucco samples, stone samples, and paint color swatches, etc.);
- ☒ N/A 13. For buildings over 35' ft in height also provide a colored photo simulation;

- ☐ 14. 8-1/2" x 11" reduction of the site plan, landscape plan, and building elevations;
- ☒ 15. Written text (as outlined in Zoning Ordinance Chapter 8, Section 10-8-4);
- ☐ 16. CD with the above images in JPEG, BMP or TIFF format and the written text in PDF format

**Note: This application will be considered incomplete without the above documents*

***Note: There is NO FEE for acreage rezoned to Open Space*

Step #3 Planning Commission and City Council Hearings

Planning Commission usually meets the 2nd and 4th Tuesday of the month at 5:00 p.m. All applications, the legal description and surveyed site plan drawing (Record of Survey) must be complete and submitted at least 3 weeks prior to the meeting. Incomplete or inaccurate applications **will not** be accepted or scheduled. City Council sets a public hearing date after a recommendation for approval from the Planning Commission, and then there is a 14-day advertising period prior to the public hearing.

Hearing Dates:

Planning Commission _____
 City Council Set Date _____
 City Council Hearing Date _____
 Council Action _____

Filing Fee: \$500 (filing fee and 1st acre) + \$50.00 per acre for 2-100 acre and \$25 per acre 101-500 and \$10.00 per acre 501-plus - NO FEE for acreage rezoned to Open Space

IV. COMMENTS

1. Please be aware that, if determined necessary by City staff, Planning Commission and the St. George City Council, additional information and/or special studies may be required to review the project. These may include, but not be limited to: Additional Color Renderings, Photo simulations, Computer fly-bys, Site Section Cuts, Color 'Bird's Eye' renderings, and additional color swatches and building materials.

2. Until the following information is submitted, your application will be considered incomplete:

3. Required site improvements such as pavement for parking areas, curb and gutter, privacy walls, landscaping, storm drain facilities, and all other improvements required under City Ordinance shall be completed prior to

the issuance of a certificate of occupancy or approval for permanent electric power service. In the event such improvements cannot be completed prior to receiving permanent or a certificate due to weather conditions or other unusual circumstances, a financial guarantee in the form of a cashiers check, bond, escrow, or other financial guarantee acceptable to the City attorney shall be provided to the City guaranteeing that such improvements will be fully completed within ninety (90) days of the issuance of permanent power and/or a certificate of occupancy.

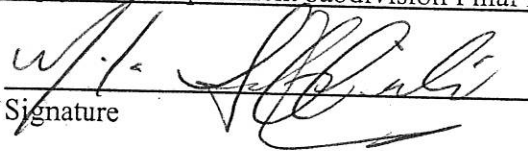
V. APPLICANT AGREEMENT

We the undersigned applicant(s) RIVER ROAD INVESTMENTS LLC

(is)(are) the owner(s) ARE THE OWNERS

or (agent) of the following legally described property and request the zone change as described above. (Exact legal description and surveyed site plan (Record of Survey) drawing prepared and stamped by licensed surveyor, and/or property ownership plat must accompany application and must be attached hereto along with the legal description and the surveyed site plan (Record of Survey) drawing in DWG format on CD.) The legal description, if separated from the surveyed site plan (Record of Survey) drawing, must be stamped, signed, and dated, and have a firm name or surveyor's name address and phone number. **Note:** Surveyed Site Plan (Record of Survey) drawing and legal description shall comply with the pertinent subdivision Final Plat Checklist requirements.

Signature



Address

P.O. Box 911955, St. George, UT 84791

Signature

Address

Signature

Address

Signature

Address

Signature

Address

Attach additional sheets if necessary for additional owners.

PROPERTY OWNERS LIST DECLARATION

City of St. George

175 East 200 North – St. George, UT 84770 – (435) 627-4000 – www.sgcity.org

The property owners listed identifies the owners of properties within a certain distance or radius of the external boundaries of a project or property. The labels may be prepared by the Washington County Recorder's Office, Title Company, or by another approved party. A complete property owners list shall consist of the following:

1. Completed and signed declaration
2. List identifying each property owners name, mailing address, and Assessor's Parcel Number (APN)
3. Typed set of mailing labels for each property owner prepared on 8-1/2"x11" sheets of self-adhesive labels in three column format, as shown on the attached sample. All type shall be in capital letters with no punctuation or APN's.
4. Property owner radius map identifying all properties within the required radius. An example radius map is attached.

The property owners list and the required radius shall be based on the application type as described below:

- **Zone Change**
 - ☒ Record owner of each parcel within 500 feet of that property (2 sets)
- **Conditional Use Permit or Variance**
 - ☐ Record owner of each parcel within 300 feet of that property (1 set)
- **Amended Final Plat**
 - ☐ Record owner of each parcel within 300 feet of that property (1set)
 - if each (100%) record owner of the subdivision gives their consent to the amendment, then labels are not required
- **Vacating a Roadway or Abandoning an Easement**
 - ☐ Record owner of each parcel within 300 feet of that property (1 set)

LABELS PREPARED BY:

Southern UTAH TITLE

Organization Name

The attached list contains the names and addresses of all persons to whom all property is assessed, and as they appear on the most current County Assessment Roll. This list identifies all properties located within the required area measured from the exterior boundaries of the property legally described by Assessor's Parcel Number(s).

RIVER ROAD INVESTMENTS LLC
Legal Owner/Agent of property

Date: 5/29/15

*The list of property owners shall be submitted with the application applying for.

ITEM3B

Zone Change

PLANNING COMMISSION AGENDA REPORT: 06/23/2015

ZONE CHANGE

Sunbrook Hollow

Case No. 2015-ZC-018

- Request:** Consider a zone change from Planned Development Commercial/Residential (Mixed Use) to PD-R (Planned Development Residential) on 6.04 acres to accommodate a townhouse development project consisting of (14) dwelling structures with 54 units. The project is “**Sunbrook Hollow Townhouses.**”
- Applicant:** Mr. Dennis Garr and Gordon Lyle (property owners)
- Representative:** Mr.Dennis Garr
- Area:** 6.04acres
- Address:** located at 415 south Dixie Drive, behind the existing building on the property.
- Current Zone:** PDR-Com/Res. The project was approved as a senior citizen mixed use development with commercial and residential.
- General Plan:** Medium Density Residential (MDR) 5 to 9 dwelling units per acre. Units for this site could range from 30 to 54 dwelling units.
- Project:** This is aproposal to build 54 units on a 6.04 acre parcel. The townhouses will be two-stories and will consist of thirteen four-unit buildings and one two-unit building. Each unit will have a garage and platted for individual ownership.
- Units:** **54Total Units**
- Density:** 8.9du/ac. According to PD regulations, density shall conform to the limitations set forth in the General Plan, which is 5 to 9 dwelling units per acre. The applicant is proposing, nearly the highest density allowed under the MDR land use designation.
- Parking:** Off Street Parking Requirements, require two parking spaces per unit, with one being covered and the site is meeting those standards. Each unit will have a one vehicle garage, which complies with the covered parking requirement. In addition, one guest parking space per three units is required. The project requires 126 total parking stales and the site meets the requirement.

- Landscaping:** The project will need to comply with the Landscape Ordinance (Ord. 10-25), additionally according to the Planned Development ordinance, 30% of the site must be landscaped and half of the landscaping must be in the form of live vegetation. The applicant is proposing 53.6% of the site in open space, which conforms to the ordinance. Currently, the site has a few trees adjacent to the existing residential on the south, which helps mitigate noise. Those trees should remain or be replaced if removed when completing the private access road. Generally, the trees are located between the existing parking lot and the residential to the south. Staff is recommending additional trees be provided along the length of the private street and adjacent to the residential properties if no trees currently exist. Additional trees will help mitigate the increase in traffic being generated with the development. The applicant is proposing additional trees along the exterior of the project.
- Recreational Area:** As per Ord. 10-8-5(K), (1,000 sq. ft. for the first 5 units and 200 sq. ft. for every unit after the first five) the applicant is required to provide at least 0.25 acres (10,800 sq. ft.) of designated recreational space. The applicant is proposing to provide 10,806 sq. ft. of recreational space. The main recreation area will have a swimming pool. Other recreation areas are required to be in the form of a playground or useable green space.
- Narrative:** A written text was provided in compliance with Ord. 10-8-4 (see attached).
- Streets:** The project will be served by a 50' private access easement to the property. The 50' easement will be improved with the City's private street cross section, which includes pavement (28'), curb and gutter on both sides (4'), and sidewalk on one side. In order to reduce conflicts between the commercial and residential traffic, staff recommends the parking lot only have two accesses.
- Internal circulation will be in the form of a 30' private drive that will loop around the site. An emergency access is being proposed from the property to Mathis Park. The portion of the access located at Mathis Park will need to be improved. In addition, at the northeast corner of the property, a small piece of land exists that is owned by the front property owner. The proposed emergency access crosses the property and the applicant will be required to provide an easement allowing access.
- Building Heights:** Buildings will be two-stories and will not exceed thirty five feet (35') in height.

Staff Comments:

1. The applicant has submitted a colored site plan, colored elevations and a color materials board as required.
2. Buildings must meet setback and building separation requirements for the PD zone.
3. Building permits for construction must be obtained within eighteen (18) months or property will revert back to the previous zone.
4. Existing trees adjacent to the existing residential on the south should remain. If removed due to the location of the street, they should be replaced.
5. Additional trees be provided along the private street and adjacent to the residential properties where no trees currently exist, in order to mitigate the additional traffic being generated with the development. Trees should be planted at an interval of 30' on center.
6. Secondary access must be paved and approved by the Fire Department and be improved on Mathis Park. An agreement or easement will need to be provided and approved by the Legal Department.
7. The proposed emergency access crosses the small property on the northeast, and the applicant will be required to provide an easement allowing access through the property. If the applicant does not obtain an easement or acquire the property, the project will be limited to 50 units as per the fire code.
8. Street should be improved per the City's private street cross section, which includes pavement (28'), curb and gutter on both sides (4'), and sidewalk on one side. In order to reduce conflicts between the commercial and residential traffic, staff recommends the parking lot only have two accesses.
9. Maintain access to the front property owner during construction of the private road.
10. MDR (Medium Density Residential) designation provides a density range of 5 to 9 units per acre, which does not always indicate that 9 units per acre is appropriate for every parcel of land.

Staff Comments

The applicant is requesting a PD-R and the Planning Commission has an opportunity to review the site layout, landscaping, as well as, elevations. Planning Commission and City Council made several comments regarding the development and adjacent residential during the General Plan Amendment, as well as, conflicts between commercial and residential traffic. Without the secondary access, the applicant would be limited to 50 units, oppose to the 54 that is being proposed. The applicant needs to demonstrate that a legal emergency access through the adjacent property is provided. Maintaining the trees along the private access road will help mitigate traffic noise. The project does meet all PD-R code requirements. Staff recommends approval with the above listed comments.

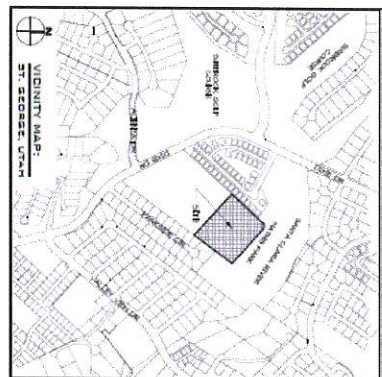
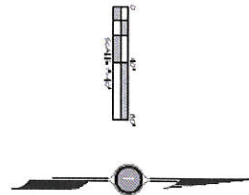


PROJECT TOTALS			
TOTAL AREA: 2,624,542 SQ. FT.	66.4 ACRES	TOTAL LOT AREA: 2,624,542 SQ. FT.	66.4 ACRES
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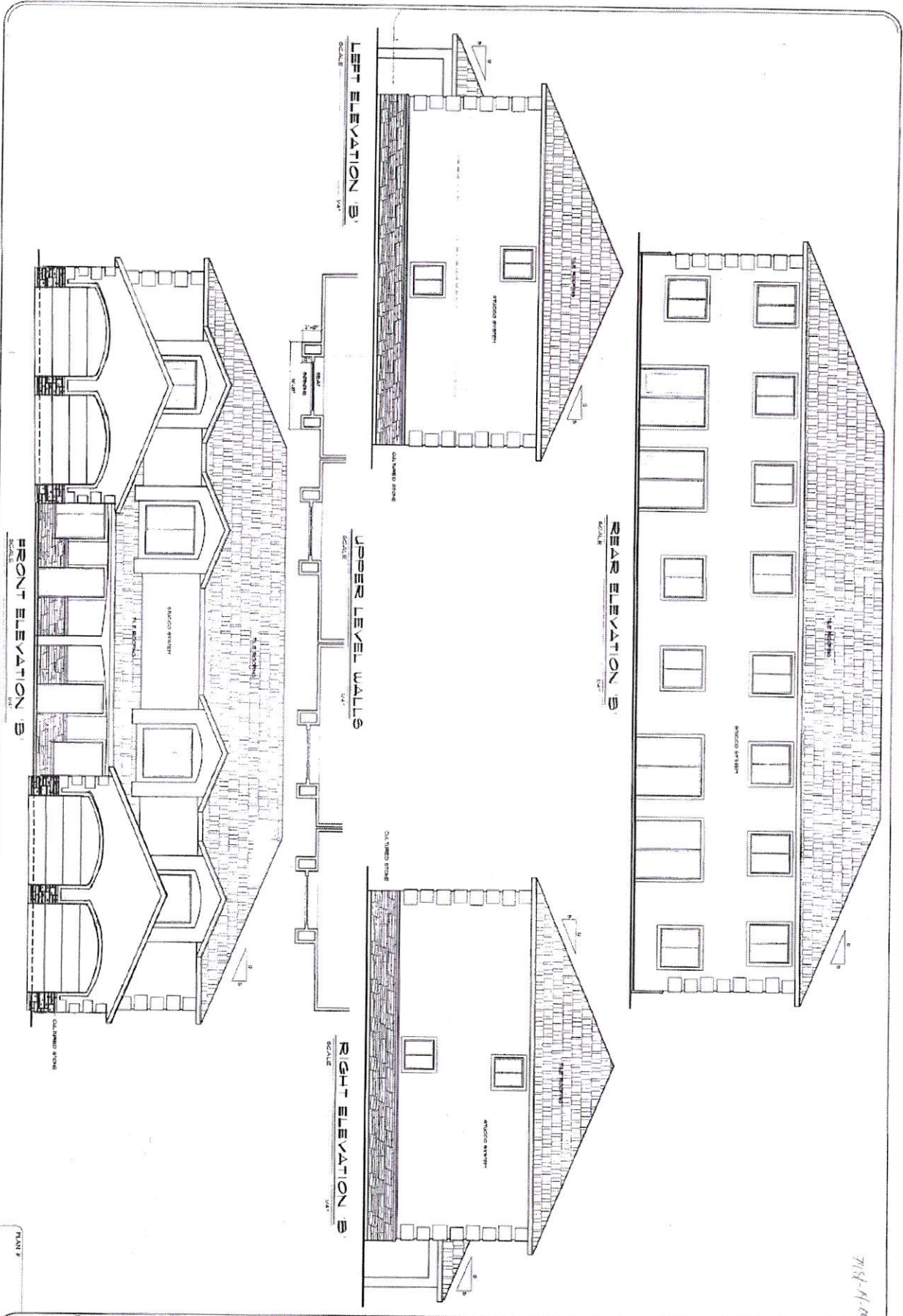
PROJECT ENGINEER
 LARRY L. MATTHEW
 L.L.M. ENGINEERING, INC.
 1000 1ST AVENUE
 ST. GEORGE, UT 84770
 (435) 771-8800

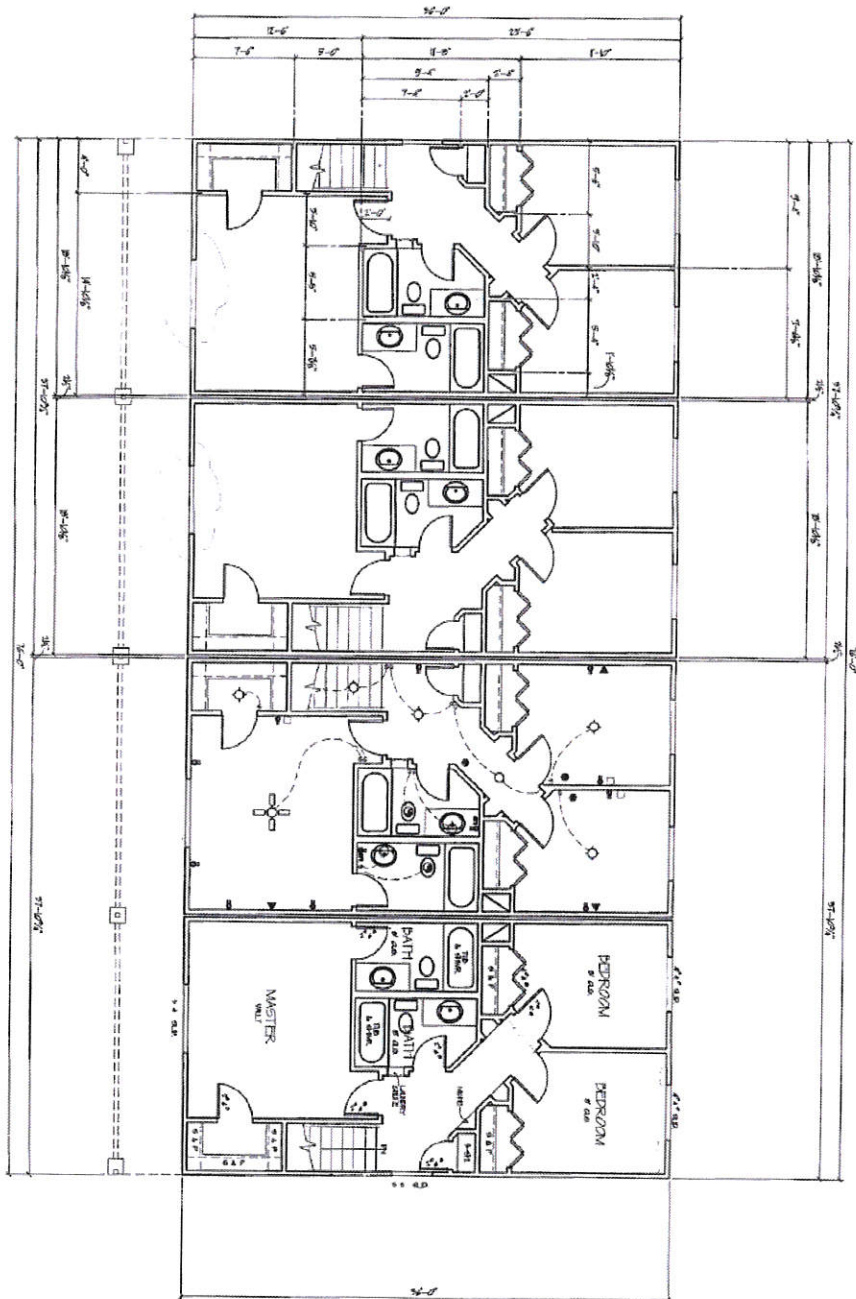
PROJECT OWNER/DEVELOPER
 SUNBROOK RANCH
 MBA PROPERTIES, LLC
 1000 1ST AVENUE
 ST. GEORGE, UT 84770
 (435) 771-8800

PROJECT INFORMATION	
DATE: 10/1/2014	66.4 ACRES
TOTAL AREA: 2,624,542 SQ. FT.	66.4 ACRES
TOTAL LOT AREA: 2,624,542 SQ. FT.	66.4 ACRES
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TOTAL LOT AREA: 2,624,542 SQ. FT.	66.4 ACRES



SITE PLAN
SUNBROOK HOLLOW TOWNHOMES
 A 32 UNIT TOWNHOUSE DEVELOPMENT
 LOCATED IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE
 SALT LAKE BASE AND MERIDIAN
 CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.





UPPER FLOOR PLAN

800 SQ FT / PER UNIT

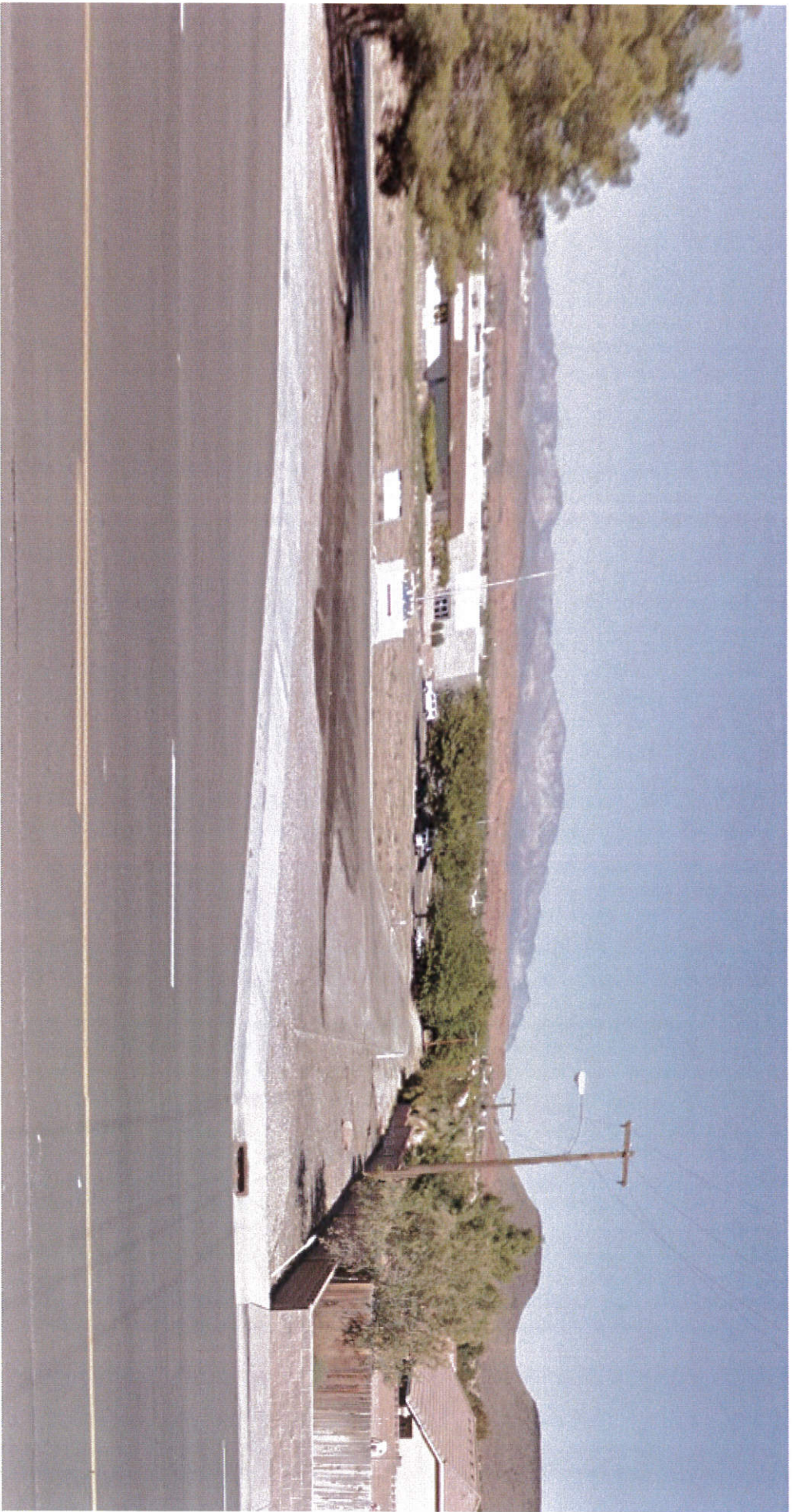
SCALE: 1/8" = 1'-0"

4	NOTED	2-10-2020
4	NOTED	2-10-2020
4	NOTED	2-10-2020

PREPARED FOR:

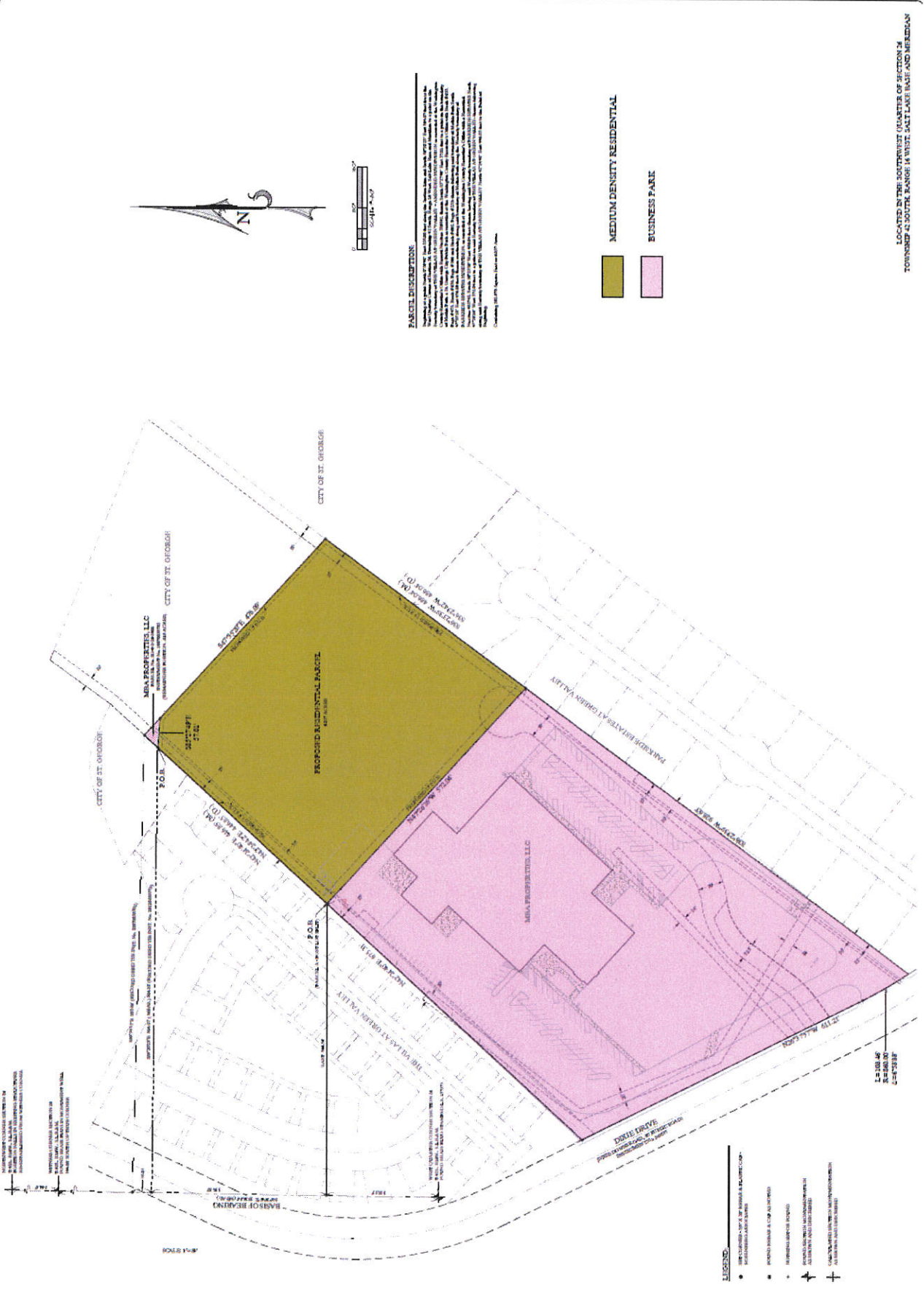
SKYHAWK TOWNHOMES L.L.C.

REVISIONS		
DATE	BY	DESCRIPTION













**PD ZONE CHANGE
PLANNED DEVELOPMENT (PD)
APPLICATION & CHECKLIST**



APPLICATION FOR A ZONE CHANGE AS PROVIDED BY THE
CITY OF ST. GEORGE ZONING ORDINANCE
CITY OF ST. GEORGE, UTAH

I. PROPERTY OWNER(S) / APPLICANT & PROPERTY INFORMATION

LEGAL OWNER(S) OF SUBJECT PROPERTY: DENNIS GARR AND Gordon Lyke

MAILING ADDRESS: 3456 Mulberry Dr. St George Ut- 84790

PHONE: _____ CELL: 619-1481 FAX: _____

APPLICANT: DENNIS GARR
(If different than owner)

MAILING ADDRESS: SAME

PHONE: _____ CELL: _____ FAX: _____

EMAIL ADDRESS(ES): _____

CONTACT PERSON / REPRESENTATIVE: SAME
(i.e. Developer, Civil Engineer, Architect; if different than owner)

MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

EMAIL ADDRESS(ES): _____

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property and the surrounding areas.) Include a **colored** site plan and **colored** landscape plan, and **colored** elevation drawings (all four sides) suitable for presentations in public meetings. _____

The Zone Change becomes effective on the hearing date if approved by the City Council. A PD (Planned Development Residential Zone) is approved for a period of 18 months only unless building permits have been issued and the project commenced prior to 18 months from the above hearing date.

OFFICE STAFF USE ONLY

CASE #: 2015-ZC-018 FILING DATE: 8/11/15 RECEIVED BY: RS RECIEPT #: _____

*FEE: \$500 (Filing fee and 1st acre) + \$50.00 per ac for 2-100 ac and \$25 per ac 101-500 and \$10.00 per ac 501-plus

Sunbrook Hollow Townhomes Proposed Planned Development (PD) St. George, Utah

Zone Change Application Narrative

General

It is proposed to change 6.04 acres of property owned by Gordon B. Lyle and Dennis J. Garr to Planned Development (PD). The site is located in the Green Valley area of the city, bounded by Mathis Park on the northeast and southeast, The Villas At Green Valley (PD) on the northwest, Sunbrook Ranch on the southwest and Parkside Estates at Green Valley on the southeast. The site is currently zoned PD and master planned MDR (Medium Density Residential). The project is located at approximately 415 South Dixie Drive behind the old Moore Business Form building, now called Sunbrook Ranch. It is proposed to construct a residential standard street from Dixie Drive to the project site and an emergency access on the northeast portion of the property to Mathis Park. See attached vicinity map for the project location.

Project Density & Land Use Plan

The proposed project includes 54 single family attached residential townhome units with a proposed 50 foot drive to access the site, and landscaped open space areas along the southwestern and central portion of the project. The proposed project density is 9 dwelling units/acre. The City Master Plan allows for 5 to 9 units/per acre in the MDR zone. A Land Use Plan and a Colored Site Plan is attached showing the proposed unit layout, streets and landscaped open space areas. The proposed project includes 1.44 acres (23.9%) in privately owned/limited common area, 1.38 acres (22.8%) in driveway and parking area and 3.22 acres (53.3%) of landscaped open space area.

Applicant Information

Dennis Garr Construction
Dennis Garr
3456 Mulberry Drive
St. George, Utah 84790

Building/Unit Sizes & Exterior Elevations

The proposed 3 bedroom, two (2) story, single family townhomes are 1,370 sq. ft., with single car enclosed garages. Earthtone exterior stucco and roof tile colors with natural stone accents. Proposed exterior Building elevations are shown on the attached building exhibits.

Building/Unit Separations and Setbacks

Building setbacks are designed to meet or exceed city zoning requirements for planned developments, with 25-foot building setbacks from public streets, 25 feet minimum separation between buildings, and 20 foot minimum building setbacks from all other property lines.

Private Recreational Amenities

The project incorporates landscaped common areas with 3 different amenity areas located on the site. A homeowners association will be established to maintain the landscaping. The association will file separate

Articles of Incorporation, Covenants, Conditions and Restrictions (CC&R's) and Operation and Management Budgets prior to recording the final plat.

Topography, Soils and Existing Utilities

Site Topography at 1' contour intervals is shown on the attached Topographic Site Plan. The site generally slopes from north to southeast and onto Mathis Park. A Geotechnical Report will be prepared for this site as well as a drainage report and erosion hazard study (if required). All public utilities are available in the Dixie Drive Street right-of-way as well as some existing utilities running through a portion of the site.

Drainage & Floodplains

The existing site generally sheet flows from north to southeast and onto Mathis Park. Hydrology reports will be prepared for the project to accompany detailed site grading and drainage plans. Drainage improvements plans will be submitted and approved by the city staff prior to commencement of grading operations on the site to address the site surface drainage.

Common Area Landscaping and Privacy Walls

Landscaping common areas are indicated on the site plan. Landscaping shall consist of areas of sod, shrubberies, trees, decorative stone, boulders and flower beds consistent with those found in the general area.

Street Lighting and Signage

Street lights will be installed along all streets in accordance with City Standards. Each building will have decorative entry lighting on the garage and building exteriors. Additional decorative lighting will be provided in the cul-de-sac area at the end of the access road as required for security and safety. Entrance signs will be located on the privacy wall at the entrance into the development.

Traffic Access

Access will be provided from Dixie Drive. A St. George City approved cul-de-sac will be provided at the end of access road.

Summary

This proposed zone change application is consistent with the general plan.

Engineer/Land Planner Information

Rosenberg Associates
Allen M. Hall, Project Manager
352 East Riverside Drive A-2
St. George, Utah 84790
Tel (435) 673-8586
Fax (435) 673-8397

SUNBROOK HOLLOW

Beginning at a point North 0°39'40" East 558.00 feet along the Center Section Line and South 89°20'28" East 864.07 feet from the West Quarter Corner of Section 26, Township 42 South, Range 16 West, Salt Lake Base and Meridian to a point on the Easterly boundary of THE VILLAS AT GREEN VALLEY – AMENDED SUBDIVISION as recorded at the Washington County Recorder's Office with Record Number 589842, thence South 85°27'49" East 57.01 feet to a point on the boundary of Mathis Park, a St. George City Public Park as recorded at the Washington County Recorder's Office with Book #635, Page #475, Book #650, Page #366 and Book #692, Page #253; thence following said boundary of Mathis Park South 47°35'20" East 476.09 feet; thence continuing along said boundary of Mathis Park along the Westerly boundary of PARKSIDE ESTATES SUBDIVISION, as recorded at the Washington County Recorder's Office with a Recorded Number 483742, South 36°23'39" West 486.04 feet; thence leaving said Westerly boundary of PARKSIDE ESTATES North 47°26'16" West 572.04 feet to a point on said Easterly boundary of THE VILLAS AT GREEN VALLEY; thence following along said Easterly boundary of THE VILLAS AT GREEN VALLEY North 42°24'40" East 446.85 feet to the Point of Beginning.

Containing 262,970 Square Feet or 6.037 Acres





Sunbrook Hollow Access Easement

Commencing at the West Quarter Corner of Section 26, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence North $0^{\circ}39'40''$ East 218.12 feet along the Section line; thence East 566.56 feet, thence South $47^{\circ}26'16''$ East 39.00 feet to the Point of Beginning and running thence South $47^{\circ}26'16''$ East 50.00 feet; thence South $42^{\circ}24'40''$ West 691.97 feet to a point of curvature of a 25.00 foot radius curve to the left, thence along said curve 30.13 feet through a central angle of $69^{\circ}02'37''$ to a point on the Easterly Right-of-Way Line of Dixie Drive recorded as Entry Number 249075 Official Records of Washington County, Utah; thence North $26^{\circ}37'57''$ West 107.08 feet along said Right-of-Way line to a point on a 25.00 foot radius non-tangent curve concave to the North the radius point of which bears North $63^{\circ}22'03''$ East, thence along said curve 48.41 feet through a central angle of $110^{\circ}57'23''$ to a point of tangency; thence North $42^{\circ}24'40''$ East 653.80 feet to the point of beginning.



ITEM 4

Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT: 06/23/2015

ZONE CHANGE AMENDMENT

Atkinville Amendment 3

Case No. 2015-ZCA-015

Request: Consider 'Zone Change Amendment 3' to amend the 'Atkinville Master Plan' in the PD-C (Planned Development Commercial) zoning district.

The subject area is located east of the I-15 Freeway and north of the Southern Parkway and is located within I/C-2 (Interchange 2). The amendment to the plan will 1) delete internal driveway extending through Planning Area 1.5 and 2.3, and 2) amend the vehicular access management plan (Section 3.2 of the plan) to allow a second point of access, and the amendment will also revise certain areas of text.

Background: At a PSR (Planning Staff Review) meeting staff met with a potential developer for a proposed travel center in the I/C-2 area. However, it was determined by the City's Traffic Engineering Department that first the Atkinville Master Plan required updating before a separate zone change amendment could be submitted, before the project request could proceed to the Planning Commission and City Council. This amendment will take care of the needed update. See attachment.

Project Name: Atkinville Master Plan Amendment No. 3

Owner: SITLA (State Institutional Trust lands Administration)

Applicant: SITLA

Representative: Mr. Gary Wood, AECOM

Location: I/C-2

Zoning: PD-C

Atkinville Interchange Area Zone Plan (PD-C)

Amended Zone Change Application No. 3

April, 2015

Introduction

The **Atkinville Interchange Area Zone Plan** (*Interchange PD-C*) was approved by the St. George City Council on January 4, 2007. The application for the zone plan was submitted by the State of Utah School and Institutional Trust Lands Administration for a 516 acre portion of the area known as the South Block, on both the east and west side of I-15 and the then-future Atkinville interchange.

Applicant:

State of Utah School and Institutional Trust Lands Administration

2303 North Coral Canyon Blvd., Suite 100A, Washington, UT 84780

Telephone: (435) 652-2950 Fax: (435) 652-2952

Contact: Kyle Pasley

Applicant Representative:

AECOM

401 West A Street, Suite 1200, San Diego, CA 92101

Telephone: (619) 610 7704 Fax: (619) 610 7601

Contact: Gary Wood

History of Amendments to the Atkinville Interchange Zone Plan

Amendment 1 (Approved December 6, 2012)

This first amendment did two things: (1) transferred a 1.89 acre parcel from the Atkinville Interchange PD to the Sun River PD, and (2) added a new permitted use for Hobby and Storage Garages to that parcel.

Amendment 2 (Approved March 19, 2014)

The second amendment moved approx. 30.00 acres of the Atkinville Interchange PD into the Sun River PD, and changed the land use of that property to PD Residential. The land uses for that 30 acres were previously RV Park and Employment 2, as defined by the Interchange PD. It also included an update for approximately 18 acres already in the Sun River PD from RV and Mini Storage to PD Residential. Both parcels together create a 48.7 ac. residential parcel.

In addition this second amendment updated the balance of the property to join the existing 8.1 acres Community Commercial (CC) as defined by the Atkinville Interchange PD. *Community Commercial has the same permitted uses as the City's C-2 Highway Commercial Zone.* This would increase the amount of Community Commercial to 27.49 acres. The Employment 2 and the RV Park land uses were eliminated from this area.

This second amendment was approved by the City of St George Planning Commission on February 24, 2015 and the City Council on March 19, 2014.

Proposed Amendment 3

Background

The proposed third amendment addresses property located east of I-15 and north of the Southern Parkway. In 2006-2007 two factors were instrumental in the planning of this portion of the Atkinville Interchange Zone plan. The first was a desire to have the area of the former Utah Visitors Center designated for a major commercial center. To provide opportunities for access into such a center in addition to the access provided by Road A (now Astragalus Road) an internal private driveway was proposed extending through Planning Areas 1.5 and 2.3. The second was a desire to have a site within the interchange area for a travel center that would serve interstate truck traffic and other travelers on I-15. A comprehensive analysis of the interchange area land use patterns and ingress and egress circulation routes determined that a site within Planning Area 1.5 would be the best site for a travel center use. It was the only area where a travel center was a permitted use in the 2006 plan.

In the period from 2007 to 2015 continuing review of the land use plan has concluded that the major retail areas will be focused in Planning area 2.1 in the northwest

quadrant of the interchange and the planning areas in the southwest quadrant of the interchange including Planning Areas 1.1, 1.2, 1.3 and possibly 4.6. The internal private driveway through Planning Areas 1.5 and 2.3 is no longer needed.

Proposed Plan Change

Planning Area 1.5 remains the preferred site for a travel center. A Love's travel center is being proposed for this site and Zone Plan Amendment 3 is being proposed to make the adjustments needed to support that plan. Specifically these adjustments are as follows:

[1] Delete the internal driveway shown extending through Planning Areas 1.5 and 2.3.

[2] Amend the Vehicular Access Management Plan (Section 3.2 of the Atkinville Interchange Zone Plan) to provide a second point of access into the Love's site. These changes are illustrated on attached amended Exhibits 3.2 and 3.6.

A technical report on the change in access has been prepared by Horrocks Engineers and is attached to and made a part of this application.

Proposed Text Change

In addition to make clear the intent of the original zone plan regarding the location of the travel center land use the following text is proposed to be changed on page 10 of the Zone Plan. It is shown below in track change format highlighted in red.

2.2 Land Use Descriptions

VISITOR/CONVENIENCE COMMERCIAL

The five Visitor/Convenience Commercial planning areas, totaling 70.4 acres, are located east of I-15 along the ingress and egress routes to the State Welcome Center and the South Block. These sites have convenient access and also have excellent visibility from the Interstate highway and the Southern Parkway. Four of these planning areas are designated VC1 (see Section 2.4 for permitted uses), and one is designated VC2 which permits a potential truck stop/travel plaza use in addition to all the uses allowed in VC1. Visitor-oriented businesses such as convenience stores, restaurants, automobile services,

lodging, and similar businesses would be permitted on the designated visitor/convenience commercial parcels. The VC2 parcel, located within the area designated Planning Area 1.5, is the best location in the Plan Area for a travel plaza because trucks can easily access this site from both I-15 and the Southern Parkway ~~without making an uncontrolled turn movement~~.

Additional text changes are needed to Section 3.2 Vehicular Access Management Plan on pages 40, 41, and 42. These changes are also shown below in track change format highlighted in red.

Planning Area 1.5

The access management plan for this planning area is as follows:

1. A full movement commercial driveway on Road A, opposite the Southern Parkway westbound on/off ramps.
2. A full movement intersection on Road A approximately 460 feet north of the intersection of the Southern Parkway westbound on/off ramps with Road A. This access point is opposite Planning Areas 1.4 and 1.5
- ~~2. A full movement commercial driveway on Road A approximately 1,100 feet north of the driveway above. This driveway is shared by planning area 2.3.~~

Planning Area 2.3

The access management plan for this planning area includes fourthree driveways along Road A as follows:

1. A full movement commercial driveway on Road A approximately 1,100 feet north of the Southern Parkway westbound on/off ramps.
2. A second full movement commercial driveway on Road A approximately 660 feet north of the driveway noted above, and opposite the driveway leading to Planning Areas 4.3 and 4.4.
3. A third full movement commercial driveway on Road A approximately 600 feet north of the driveway noted above and also opposite the driveway leading to Planning Area 4.3.
4. A fourth full movement commercial driveway on Road A approximately 600 feet north of the driveway noted above.

Site Plan

Prior to the construction of any individual commercial project the Trust or developer/builder will submit a detailed building elevation and site plan for review and approval by the City.

Exhibit 3-2: Vehicular Circulation Plan

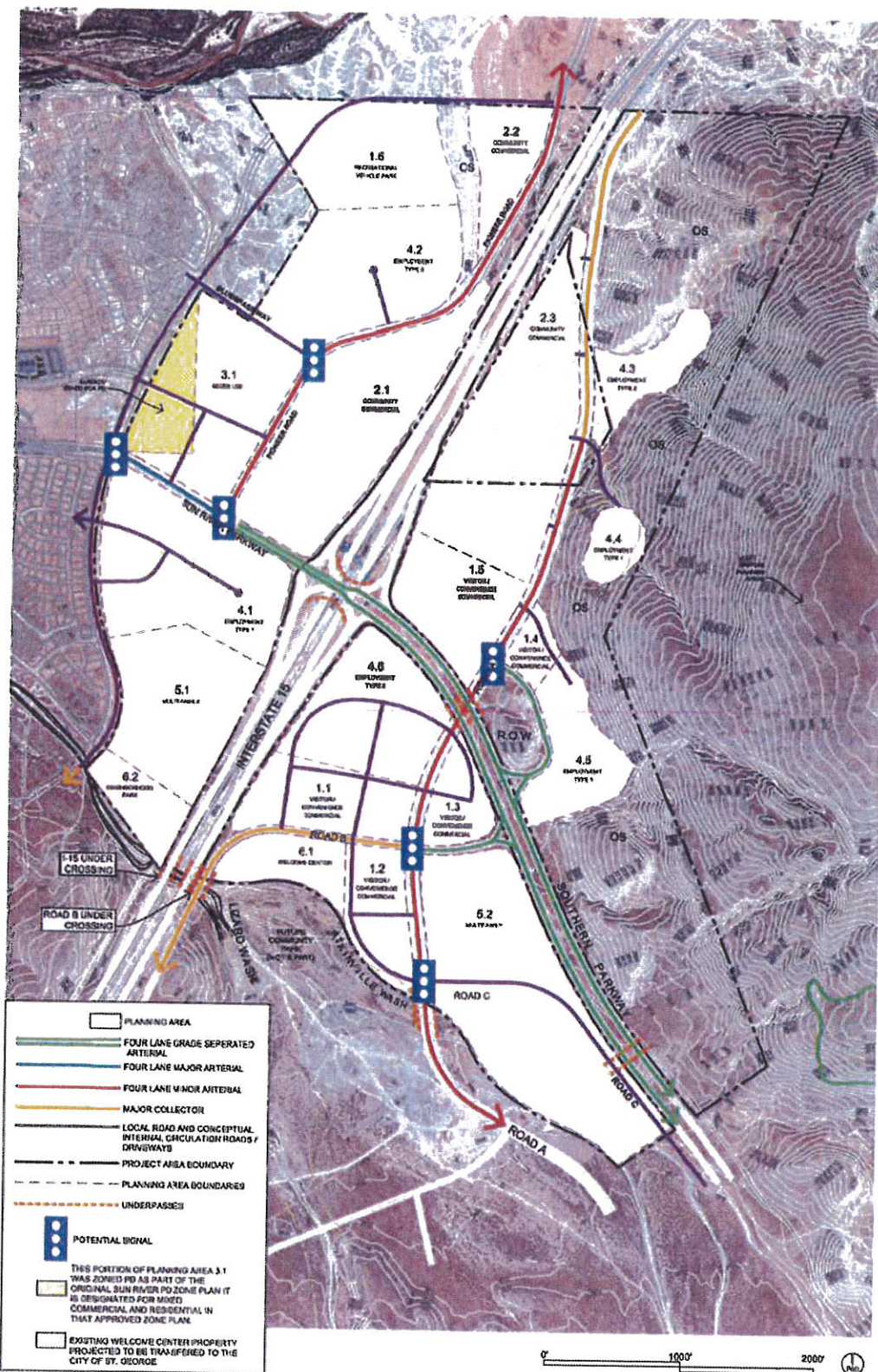
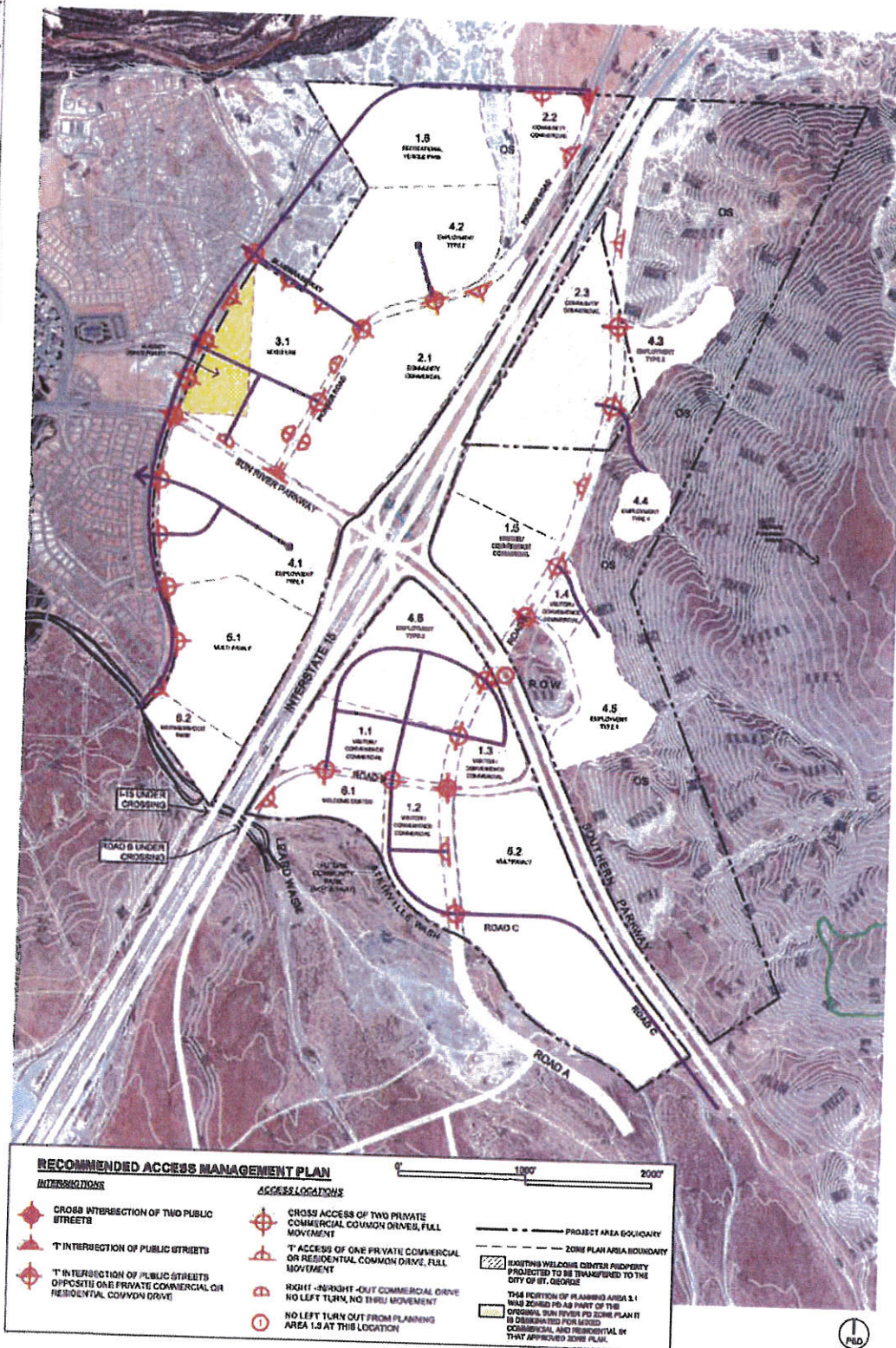


Exhibit 3-6: Access Management Plan

Midville Interchange Area Zone Plan
City of St. George, Utah

39



MODIFIED APRIL 2015
December 2008
EP&W / P&D Consultants

To: Wes Jenkins, P.E.
Development Division
City of St. George



From: Aron Baker, P.E.
Horrocks Engineers

Date: February 25, 2015

Memorandum

Subject: Access Change for Love's Travel Center, Atkinville Interchange Area Zone Plan

BACKGROUND

The State of Utah School and Institutional Trust Lands Administration ("SITLA") received approval of a master land use plan for the South Block area in 2007, and as a further refinement of that master plan, the Atkinville Interchange Area Zone Plan (see Figure 1). Along with the land use plan, a roadway and access plan was adopted for the Atkinville area that laid out anticipated driveways, driveway spacing, roads, and road classifications. A travel center is now proposed to be placed at the Atkinville Interchange that does not explicitly follow the approved access plan. SITLA would like to have the City of St. George look specifically at the site plan of Love's Travel Center and consider a new access arrangement. Because the approved Atkinville Interchange Area Zone Plan states that any "additional full movement access points ... will require approval of an amendment to the access management plan with an accompanying update to the technical report...", this technical memo is written to satisfy the proposed change.

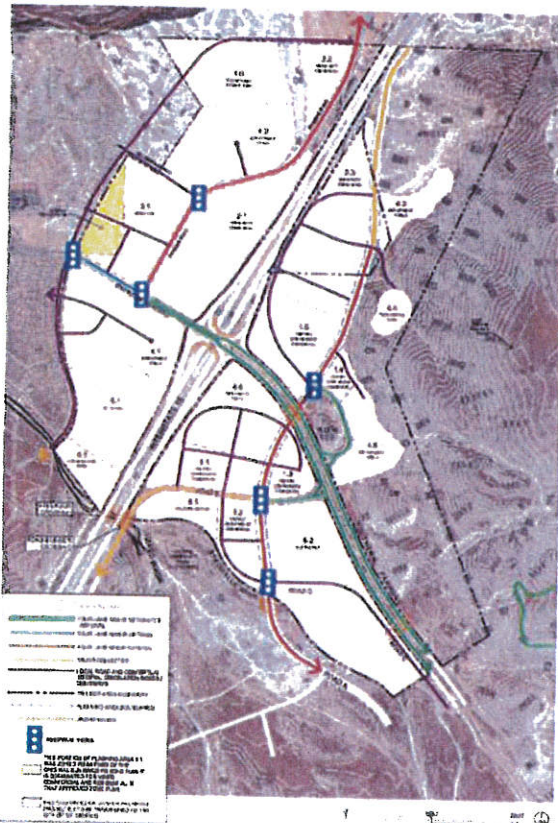


Figure 1: Approved Atkinville Interchange Area Plan

INTRODUCTION

The Love's Travel Center is located at Planning Area 1.5, shown in blue in Figure 2. The approved plan anticipated that Planning Area 1.5 would be used for a travel center or other commercial development. The access plan, shown in Figure 2 with red symbols showing partial- or full-movement access points, shows a full movement access that aligns with the Southern Parkway on/off-ramp on the south end of the site at Astragalus Road. This intersection is proposed to be signalized in the future when traffic conditions warrant. From the approved plan, the only other access would be an internal circulatory roadway that connects through Planning Area 1.5 to the adjacent parcel to the north. This internal roadway system was originally proposed to maximize access should this area develop as a major retail center. Subsequent planning has focused the major retail development on Planning Area 2.1 on the west side of I-15 and, on the east side of I-15, the Planning Areas in the southeast quadrant of the interchange.

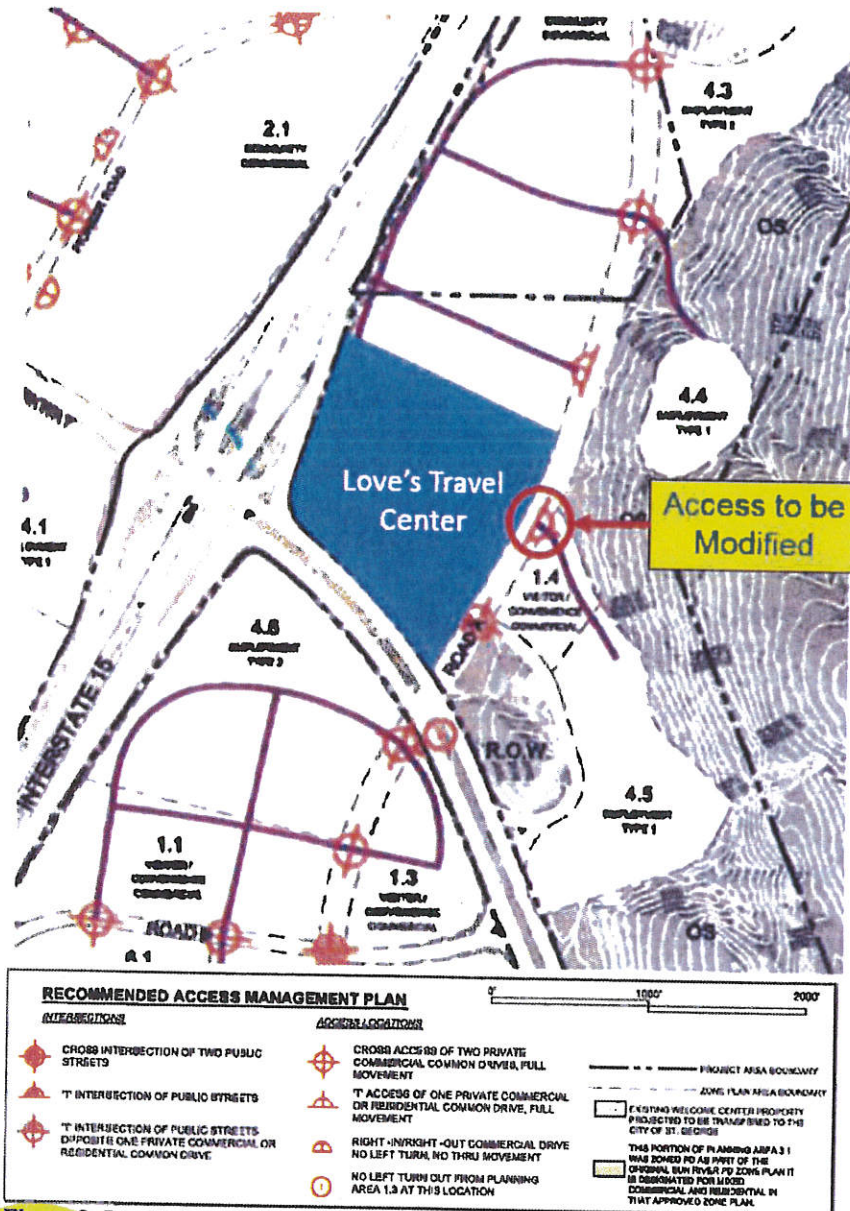


Figure 2: Location of Love's Travel Center in Atkinville Interchange Area Plan

Revised Access Proposal

This proposal is intended to modify the existing access that is utilized by Planning Area 1.4 on Astragalus Road from a "T" access to a full-movement access (See Figure 2, access circled in red). This revised access for Love's Travel Center accommodates the ingress and egress for their expected truck traffic. This access will only serve trucks as they enter the facility at this access with a left turn, the trucks will fuel up and circulate back around to the same access and exit with a right turn movement out. Cars will use the southerly access at the Southern Parkway on/off ramp (See Figure 3).

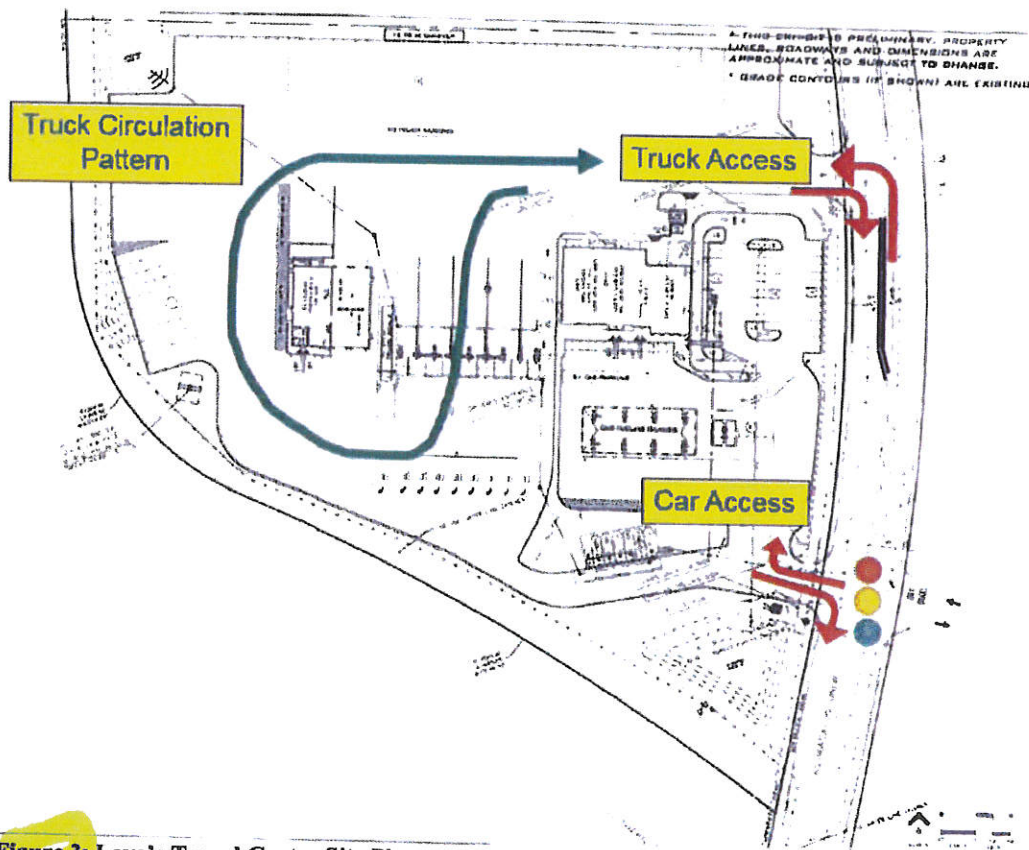


Figure 3: Love's Travel Center Site Plan

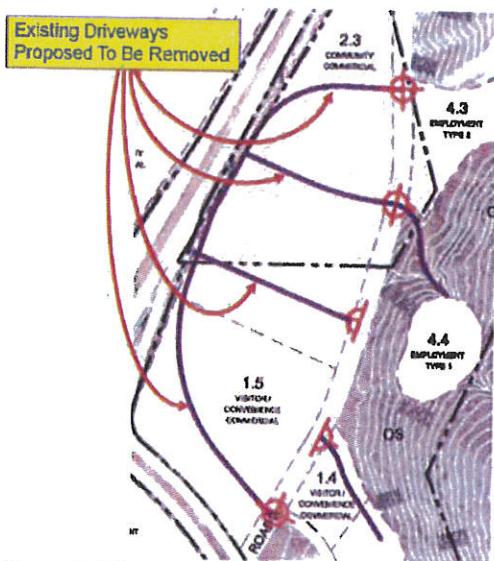


Figure 4: Circulatory Driveways To Be Removed

The interior circulatory roadway system in Planning Area 1.5, and Planning Area 2.3 to the north, is proposed to be removed. This will allow the Love's Travel Center to have well-controlled truck movement on the site as shown on the site plan (see Figure 3). With the truck oriented portion of the site dominating the north and west side of the site, it is not feasible to provide a cross-access to the property to the north (also owned by SITLA) with a circulatory roadway since it would introduce passenger vehicles into the truck area. Therefore, the original circulatory road concept is proposed to be removed, as shown in Figure 4. The access to the properties to the north will be from Astragalus Road at the driveway access points indicated. This planning should begin as specific development concepts and plans are proposed.

City Access Management Guidelines for Access Spacing

The City's Access Management Policy provides techniques to preserve the existing capacity and improve safety as new development occurs. With regard to the subject access, the Policy states that the spacing of this full-movement access in question should ideally be 500 feet from adjacent accesses on this Minor Arterial Road. As shown in Figure 5, the accesses at the Love's Travel Center measures 460 feet, 40 feet shy of the ideal distance in the Policy.

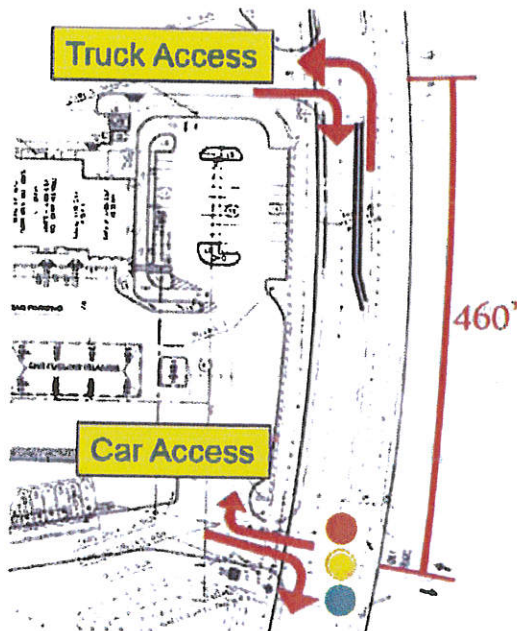


Figure 5: Love's Travel Center Access Distance

A "T"-configured intersection is already present at proposed Truck-Only access intersection, as shown in Figure 6. The approved Plan allows a left-turn-out condition with the 460-foot spacing. This request is to line up a driveway across the street from Planning Area 1.4 instead of having an offset driveway that could create a dangerous condition.

Full-movement accesses create delays for low-priority movements, specifically, left turns out of side streets and driveways. Minimum driveway spacing between full-movement driveways increase the odds of not having backed-up traffic from the adjacent intersections, further hindering these left turns. Fortunately for this driveway access, the left-turns out of Love's Travel Center should be minimal since this will exclusively be a truck exit, and they will be turning right to get back onto Southern Parkway, heading to I-15. For this reason, the spacing is not as critical for left turns in this case.

With regard to left-turning vehicles that are entering from Astragalus Road, this 460 feet needs to accommodate northbound left-turning trucks entering Love's Travel Center as well as southbound left-turning vehicles (cars and trucks) that are entering the on-ramp to Southern Parkway. Ideally, the left-turn storage for each direction in the raised median would be designed for the anticipated traffic. Assuming each direction has 200 feet of storage, this would allow two 100-foot interstate tractor trailers in each direction before the storage capacity is exhausted. The only reason two interstate tractor trailer vehicles would be waiting to turn left is if opposing southbound volume was high on Astragalus Road in the future (it is a dead-end situation today). Referring to the Dixie MPO model, it is anticipated that relatively low amounts of traffic for an arterial will use this road in 2040, approximately 8,000 to

10,000 vehicles per day, so it would be very uncommon to have stopped trucks backing into the through lane, blocking the traffic stream.

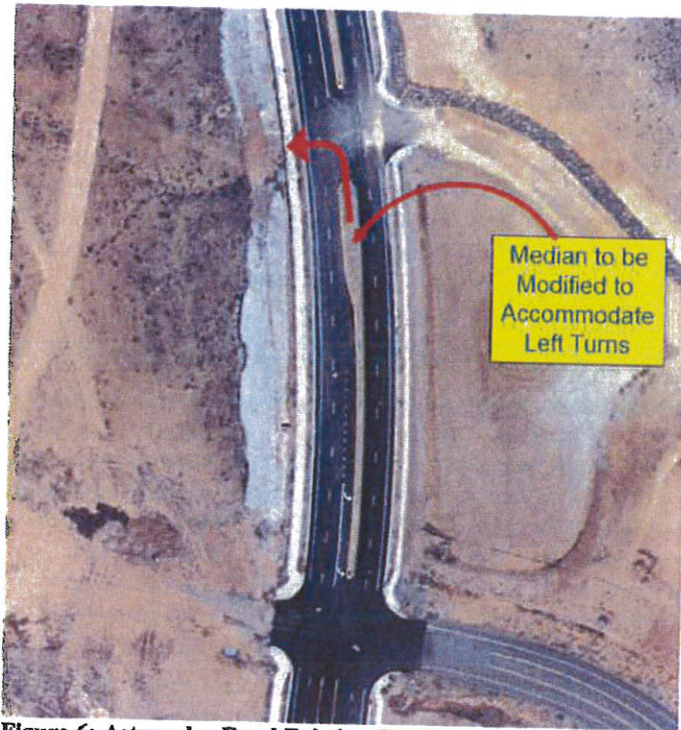


Figure 6: Astragalus Road Existing Conditions

Considering the circumstances of where this site is located and how the circulation of trucks will work on the site with left-turns in and right-turns out, the driveway spacing length of 460 feet should still work adequately while maintaining safety and capacity on Astragalus Road. The current configuration of the median will need to be altered by the development in order to install enough length for a left-turn lane to allow full-movements into this driveway.

Summary:

A "T"-configured intersection is already present at the Planning Area 1.4 access intersection, as shown in Figure 6. The approved Plan allows a left-turn-out condition for Planning Area 1.4 with the 460-foot spacing. With the left-in/right-out circulation plan for trucks visiting Love's Travel Center, adding the fourth leg at this intersection should not have significant impact to the safety or capacity of this intersection.



Bush and Gudgeon, Inc.
Engineers • Planners • Surveyors
Salt Lake City - St. George
www.bushandgudgeon.com

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, FOUND LYING NORTH OF THE FREEWAY INTERCHANGE, EAST OF INTERSTATE 15, WEST OF ASTRAGALUS DRIVE, AND SOUTH OF TAX ID NO. SG-6-3-24-340, BEING IN THE CITY OF ST. GEORGE, COUNTY OF WASHINGTON, STATE OF UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N 88°50'30" W 2367.61 FEET AND S 1°09'30" W 3251.77 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 24, SAID POINT BEING ON THE RIGHT-OF-WAY OF THE SOUTHERN PARKWAY PER UDOT BOUNDARY SURVEY PROJECT NO. HPP-15-1(56)/HPP-LC53(33); THENCE S 70°10'05" E 854.20 FEET, TO A POINT ON A 1955.00 FOOT NON-TANGENT RADIUS TO THE RIGHT WHICH RADIUS BEARS N 79°21'37" W, POINT ALSO BEING ON THE WEST RIGHT-OF-WAY OF ASTRAGALUS DRIVE AS SHOWN ON ROAD DEDICATION PLAT DOCUMENT # 20090026781; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES; (1) THENCE SOUTHERLY 662.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°24'08", (2) S 30°02'31" W 210.46 FEET, TO A POINT ON SAID SOUTHERN PARKWAY RIGHT-OF-WAY, SAID POINT ALSO BEING ON A 2515.00 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT WHICH RADIUS BEARS S 57°10'00" W AND RUNNING THENCE ALONG SAID SOUTHERN PARKWAY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES; (1) THENCE WESTERLY 685.25 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°36'40", TO THE POINT OF A 324.00 FOOT RADIUS REVERSE CURVE, (2) THENCE NORTHERLY 368.92 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°14'24", AND (3) THENCE N 16°47'44" E 245.80 FEET, TO THE POINT OF BEGINNING.

CONTAINS 539,290 SQ. FT OR 12.38 ACRES

ITEM 5

Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 06/23/2015

FINAL PLAT AMENDMENT

Escalera Phase 2 Amended

Case No. 2015-FPA-034

Request: Approval of a 37 Lot Residential Subdivision Final Plat Amendment

Representative: Brandon Thayne, Luxury Living Construction

Property: Located at 1912 East 1060 North Street

Zone: R-1-10

Staff Comments: The purpose of this Final Plat Amendment is to amend the Restrictions note on Sheet 1 and Note 7 in the Notes section on Sheet 2. The following language will be added to the end of each note..."unless otherwise approved by the City of St. George Development Department based on a site plan that meets all applicable City standards, including but not limited to, grading and setback standards and requirements."

All aspects of this Final Plat Amendment were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

This Final Plat Amendment is ready for Planning Commission's consideration for approval.

Recommendation: Recommend APPROVAL/DENIAL to City Council of this Final Plat Subdivision Amendment for Escalera Phase 2.

CURVE	CURVE NAME	ENERGY RANGE (keV)	GAUSSIAN PEAKS	GAUSSIAN AREA (%)
C1	C1	10.0-12.0	1	100.0
C2	C2	12.0-14.0	1	100.0
C3	C3	14.0-16.0	1	100.0
C4	C4	16.0-18.0	1	100.0
C5	C5	18.0-20.0	1	100.0
C6	C6	20.0-22.0	1	100.0
C7	C7	22.0-24.0	1	100.0
C8	C8	24.0-26.0	1	100.0
C9	C9	26.0-28.0	1	100.0
C10	C10	28.0-30.0	1	100.0
C11	C11	30.0-32.0	1	100.0
C12	C12	32.0-34.0	1	100.0
C13	C13	34.0-36.0	1	100.0
C14	C14	36.0-38.0	1	100.0
C15	C15	38.0-40.0	1	100.0
C16	C16	40.0-42.0	1	100.0
C17	C17	42.0-44.0	1	100.0
C18	C18	44.0-46.0	1	100.0
C19	C19	46.0-48.0	1	100.0
C20	C20	48.0-50.0	1	100.0
C21	C21	50.0-52.0	1	100.0
C22	C22	52.0-54.0	1	100.0
C23	C23	54.0-56.0	1	100.0
C24	C24	56.0-58.0	1	100.0
C25	C25	58.0-60.0	1	100.0
C26	C26	60.0-62.0	1	100.0
C27	C27	62.0-64.0	1	100.0
C28	C28	64.0-66.0	1	100.0
C29	C29	66.0-68.0	1	100.0
C30	C30	68.0-70.0	1	100.0
C31	C31	70.0-72.0	1	100.0
C32	C32	72.0-74.0	1	100.0
C33	C33	74.0-76.0	1	100.0
C34	C34	76.0-78.0	1	100.0
C35	C35	78.0-80.0	1	100.0
C36	C36	80.0-82.0	1	100.0
C37	C37	82.0-84.0	1	100.0
C38	C38	84.0-86.0	1	100.0
C39	C39	86.0-88.0	1	100.0
C40	C40	88.0-90.0	1	100.0
C41	C41	90.0-92.0	1	100.0
C42	C42	92.0-94.0	1	100.0
C43	C43	94.0-96.0	1	100.0
C44	C44	96.0-98.0	1	100.0
C45	C45	98.0-100.0	1	100.0



EXPANDABLE



Brandon E. Anderson, St. George, Utah do hereby certify that I am a Registered Land Surveyor as prescribed by the laws of the State of Utah and that I hold a certificate of registration (license) number 4430716. I further certify that by authority of the Bureau Owners, I have made a survey of the tract of land shown and have subdivided the same tract into public, private, lots and

ESCALERATHASE Z

That the same has been correctly surveyed and points established on the ground in accordance with the herein legal description.



Certificate No. 4930716

NOTE:

25.00 feet along all public streets, 5.00 feet and 10.00 feet on all interior side yards, and 10.00 feet on rear yards unless otherwise noted.

NOTICE OF HAZARDOUS SIDE

1. Based on the proximity to a landslide, there exists a potential hazard from falling rocks or earth Material on lots 204, 205, 212-218 and 223. Homes on these lots may be subjected to damage or personal injury from falling rocks or earth material. By purchasing one of these lots, the purchaser assumes any and all risk of damage and personal injury as a result of the lots proximity to a landslide and does hold the City of St. George harmless from any and all claims for injury, damage, expense or loss of whatever nature which may arise as direct or indirect result of hazards referred to herein.

2. All rock walls are private and all rock wall repair and maintenance shall be the responsibility of the lot owner. Said lot owner shall indemnify and hold harmless the City of St. George, its officers, employees, agents and assigns from any claims resulting from rock walls located within this subdivision.

ESCALERA PHASE 2

LOCATED IN SECTIONS 16 & 21, TOWNSHIP 42 SOUTH, RANGE
SALT LAKE BASE AND MERIDIAN IN THE CITY
ST GEORGE WASHINGTON COUNTY, UTAH.



ESCALERA
PHASE 2

CITY ENGINEER'S APPROVAL:

the hereon subdivision has been reviewed and is approved
in accordance with information on file in this office this
2nd day of June, 2005

of the PLANNING COMMISSION:

City of June, A.D. 2005 the Planning Commission of St. George, having reviewed the above and having found that it complies with the City of St. George's planning ordinances, hereby approve the sale of solid commission hereby approve sold by the City of St. George, Utah.

APPROVAL of the
PLANNING and ZONING ADMINISTRATOR:

1. Bob Nicholson, City of St. George, Utah, Planning and Zoning Administrator, have this 7 day of May, A.D. 2009, reviewed the above Subdivision Final Plat and recommended the same for acceptance by the City of St. George, Utah.

APPROVAL and ACCEPTANCE by

While the Mayor and the City Council of the City of St. George, Utah have reviewed the above Subdivision Final Plat and by authorization of said City Council recorded in the minutes of its meeting of the 17th day of JULY, A.D. 2005, hereby accept the said Subdivision with all commitments and all obligations

APPROVAL as to FORM

APPROVED AS TO FORM,
THIS 7th DAY OF
JUNE AD. 2005.

RECORDED

STATE OF UTAH,
COUNTY OF WASHKING
RECORDED AND FILE

ESCALERA
PHASE 2

AT-2D-15 NUMBER:	12/08/04 DATE:	D.S.H. DRAWN:
4-03	1" = 50'	B.E.A. CHECKED:

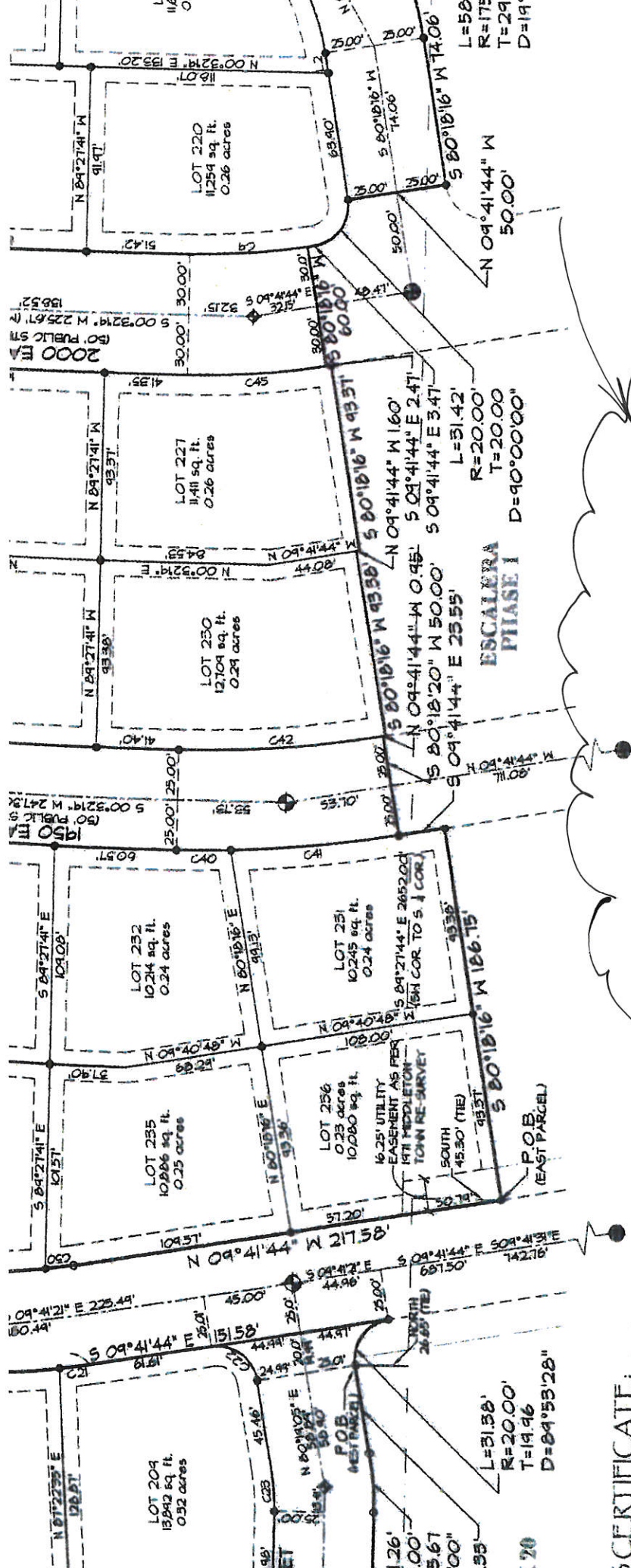
David J. Dennis
City Engineer
City of St. George, Utah

Chairman
Planning Commission
City of St. George, Utah

Robert Johnson
Planning and Zoning Administrator
City of St. George, Utah

Jay Chapman
 Attest: Jay Chapman
 City Recorder
 City of St. George, Utah

DATE: 8.00 TIME: WASHIN



CERTIFICATE

On, St. George, Utah do hereby certify that I am a Registered Surveyor by the laws of the State of Utah and that I hold a license (license) number 4438716. I further certify that by a survey of the tract of land shown on the map, I have subdivided the same tract into public streets, lots and smaller known as:

ESCALERA PHASE 2

has been correctly surveyed and points established on the ground in accordance with the hereon legal description.



Certificate No. 4438716

RESTRICTIONS

1. Basements will not be permitted with the exception of the lots that are designated for walk-out basements. These lots are #207 & #208, #213, #226 & #224, and #224 & #225.

NOTICE OF HAZARD HILLSIDE

1. Based on the proximity to a hillside, there exists a potential hazard from falling rock or earth material on lots, 204, 205, 212-218 and 223. Homes on these lots may be subjected to damage or personal injury from falling rocks or earth material. By purchasing one of these lots, the purchaser assumes any and all risk of damage and personal injury as a result of the lots proximity to a hillside and does hold the City of St. George harmless from any and all claims for injury, damage, expense or loss of whatever nature which may arise as direct or indirect result of hazards referred to herein.

2. All rock walls are private and all rock wall repair and maintenance shall be the responsibility of the lot owner. Said lot owner shall indemnify and hold harmless the City of St. George, its officers, boards, employees, agents and assigns from any claims resulting from rock walls located within this subdivision.

NOTE:

All lots in this subdivision are subject to but 25.00 feet along all public streets, 8.00 feet interior side yards, and 10.00 feet on rear noted.

APPROVAL:

APPROVAL of the PLANNING COMMISSION:

APPROVAL of the PLANNING and ZONING ADMINISTRATOR:

APPROVAL of the CITY OF

On this the 26TH day of JUNE, A.D. 2005 the Planning

NOTES:

1. Lot 236 along 1900 East Street south of the section line will have a front public utility & drainage easement of 16.25'. Lots adjacent to Middleton Drive have a 10.0' public utility & drainage easement. This was dedicated with the 1971 Middleton Town Resurvey. All other lots will have a 10.0' front public utility & drainage easement and a side and rear 7.5' public utility and Drainage Easement, unless noted as otherwise.
2. A geotechnical investigation was performed by Rosenberg Associates. The investigation results and specified recommendations for the construction of Foundations, floor slabs, and flat work are compiled in a report dated July 8, 2004. This report is available from the developer and a copy is on file with the City of St. George. Owners, builders and contractors should become familiar with this report and comply with its recommendations.
3. All lots in this subdivision are subject to building setbacks as follows: 25.00 feet along all public streets, 5.00 feet and 10.00 feet on all interior side yards, and 10.00 feet on rear yards unless otherwise noted. (See Note 10)

4. No dwelling and structures allowed in public utility easements

5. All streets shown on this plat are public.

6. All lot corners must be monumented before a building permit can be acquired.

7. Basements will not be permitted within phases 1 & 2 with the exception of the lots that are designed for walk-out basements. These lots are #207 & #208, #213 & #220 & #224, and #224 & #225.

OWNERS DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that the undersigned owners of all the above Described tract of land having caused the same to be subdivided into lots, easements, and public streets to be hereafter known as:

ESCALERA PHASE 2

for good and valuable consideration received, do hereby dedicate and convey to the City of St. George for perpetual use of the public all parcels of land shown on this plat as public streets and easements. All lots, streets and easements are as noted or shown. The owners do hereby warrant to the City of St. George and its successors and assigns, title to all property dedicated and conveyed to public use herein against the claims of all persons. Lots shown on this Plat are subject to the Declaration of Covenants, Conditions and Restrictions, of "Escalera, Phase 2" subdivision, recorded in the Office of the Washington County Recorder concurrently with this plat, said Declaration of Covenants, Conditions and Restrictions are hereby incorporated and made part of this Plat.

In witness whereof we have hereunto set our hands this
19 day of JANUARY 2005.

LEGAL DESCRIPTION (WEST PARC)

Beginning at a point being on the west line of 1900 East dedicated street, said point being South 89°18'51" W 56.67 feet from the Southwest Corner of Section 16, Township 42 Salt Lake Base & Meridian, and running
thence South 80°18'16" West 45.33 feet;
thence westerly 31.26 feet along an arc of a 175.00 foot right (center bears North 04°41'44" West long chord bears 31.21 feet with a central angle of 10°14'00");
thence North 89°27'44" West 30.12 feet;
thence southwesterly 26.99 feet along an arc of a 30.1 the left (center bears South 00°32'16" West long chord bears 26.04 feet with a central angle of 51°33'17") to the southeast corner;
thence North 84°27'44" West 30.07 feet along the southeast corner;
thence North 00°53'27" East 389.99 feet along the 1/1 thence North 60°51'03" East 160.30 feet;
thence South 70°41'05" East 162.58 feet;
thence North 84°31'03" East 135.62 feet to the West 11 Street;
Thence Southerly the following (3) courses along the West 11 Street:
thence South 11°01'46" West 21.73 feet;
thence southerly 244.16 feet along an arc of a 675.00 the left (center bears South 78°58'14" East long chord bears West 242.83 feet with a central angle of 20°43'30");
thence South 04°41'44" East 151.58 feet;
thence northwesterly 31.58 feet along an arc of a 20.1 the left (center bears South 80°11'44" West long chord bears West 28.26 feet with a central angle of 84°53'28") to the
Containing 178,622 square feet or 4.101 acres.